City of Blaine
City Council

April 6, 2026 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

1. Call to Order by the Mayor

2. Pledge of Allegiance

3. Roll Call

4. Awards - Presentations - Organizational Business

4.1. 2026-79 Proclamation Recognizing Blaine Resident Jah'Zarah Jackson, Honorable Mention Recipient for the 2025 Mayor for a Day Essay Competition
Sponsors: City Council

5. Open Forum

Open Forum is an opportunity for the public to share comments, concerns, or input on other items. While Open Forum is not intended to provide responses or discussion during the meeting, city staff will contact the speaker(s) after the meeting if follow-up is needed. Each speaker is limited to three minutes, with a maximum of 15 minutes set aside for Open Forum.

6. Communications

7. Approval of Consent Agenda:

All items listed under the "Consent Agenda" are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

7.1. 2026-80 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

7.2. 2026-81 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

7.3. 2026-82 Approve 2026-2027 Kennel Licenses
Sponsors: Cathy Sorensen, City Clerk

7.4. 2026-83 Approve 2026-2027 Vending Truck Licenses
Sponsors: Cathy Sorensen, City Clerk

7.5. RES 26-66 Resolution Declaring Surplus Property and Authorizing Sale, Donation, or Disposal
Sponsors: Erik Thorvig, City Manager

7.6. RES 26-50 Resolution Granting Final Plat Approval to Create 11 Lots and one outlot to be Known as Northtown Villas at 9011 and 9021 University Avenue NE and 120 90th Lane NE. Ranger Development (Case File No. 26-0009/SAS)
Sponsors: Sheila Sellman, Community Development Director

7.7. 2026-84 Motion to Repeal an Interim Ordinance for a Moratorium on Accessory Dwelling Units, Ordinance 25-2577 (City of Blaine)
Sponsors: Sheila Sellman, Community Development Director

7.8. 2026-85 Motion to Approve Repairs to Well 11 by Bergerson-Caswell
Sponsors: Nick Fleischhacker, Public Works Director, Kristian Gaasland, Public Works Supervisor - Water

7.9. RES 26-56 Resolution to Approve Plans and Specifications and Order Advertisement for Bids for the 2026 Quincy Area Street Reconstruction, Improvement Project No. T2604
Sponsors: Daniel Schluender, Director of Engineering

7.10. RES 26-57 Resolution to Receive petition and Order Public Hearing for the addition of speed humps on Quincy Boulevard between Territorial Road and 109th Avenue as an amendment to the 2026 Quincy Area Street Reconstruction Project, Improvement Project T2604.
Sponsors: Daniel Schluender, Director of Engineering

7.11. RES 26-58 Resolution to Receive Petition and Order Public Hearing for Vacation of Various Right-of-Way Easments, Road/Street Easments, Ingress/Egress and Drainage and Utility Easements, in conjunction with the 105th Redevelopment and Northway Estates according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V26-01
Sponsors: Daniel Schluender, Director of Engineering

7.12. 2026-86 Approve Annual Payment of JLEC Shared Costs for Public Safety Data System (PSDS)
Sponsors: Brian Podany, Safety Services Manager/Police Chief

8. 7:00 PM - Public Hearing and Items Published for a Certain Time

8.1. RES 26-53 Resolution Authorizing a Housing Program and Providing for the Issuance and Sale of a Senior Housing Revenue Note and Subordinate Senior Housing Revenue Bonds at the Request of Blaine Senior Living, LLC, and Approving Documents to be Entered Into in Connection Therewith

Sponsors: Jason Zimmerman, Finance Director

8.2. 2026-87 Motion to Consider Approval of a Wine and 3.2 Percent Malt Liquor On-Sale Licenses for Smoke and Spice located at 301 Northtown Dr NE, Suite 232

Sponsors: Cathy Sorensen, City Clerk

8.3. 2026-88 Public Hearing Related to Property Tax Abatements and Resolution Approving Property Tax Abatements Related to West Parking Facility in the 105th Redevelopment District

Sponsors: Erik Thorvig, City Manager

9. Development Business

9.1. RES 26-69 Resolution Granting Preliminary Plat Approval to Subdivide a 3.61 Acre Parcel into Seven Single Family Lots to be Known as Elizabeth Marie Estates at 2791 93rd Avenue NE. Dan Hennum (Case File No. 26-0004/EES)

Sponsors: Sheila Sellman, Community Development Director

9.2. RES 26-45 Resolution Granting a Conditional Use Permit for a Billboard up to 65 Feet in Height in a Heavy Industrial (I-2A) Zoning District at 8500 Naples Street NE. Kenjoh Outdoor Advertising (Case File No. 26-0006/ACK)

Sponsors: Sheila Sellman, Community Development Director

9.3. RES 26-46 Resolution Granting a Conditional Use Permit to Operate a Cannabis/Hemp Manufacturing Facility in a Heavy Industrial (I-2) Zoning District at 2161 107th Lane NE. Superior Molecular Inc. (Case File No. 26-0007/SLK)

Sponsors: Sheila Sellman, Community Development Director

9.4. RES 26-42 Resolution Granting a Comprehensive Plan Amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR) at 3700 and 3900 125th Avenue NE. Pulte Group (Ravenwood) (Case File No. 25-0056/SLK)

Sponsors: Sheila Sellman, Community Development Director

9.5. ORD 26-2602 Second Reading
Ordinance Approving a Rezoning from Farm Residential (FR) to Development Flex (DF) at 3700 and 3900 125th Avenue NE. Pulte Group (Ravenwood) (Case File No. 25-0056/SLK)

Sponsors: Sheila Sellman, Community Development Director

9.6. RES 26-43 Resolution Granting Preliminary Plat Approval to Subdivide Approximately 83 Acres into 79 Single Family Lots, 56 Twinhome Lots, One Common Lot and 11 Outlots to be Known as Ravenwood at 3700 and 3900 125th Avenue NE. Pulte Group (Case File No. 25-0056/SLK)

Sponsors: Sheila Sellman, Community Development Director

9.7. RES 26-44 Resolution Granting a Conditional Use Permit to Allow Construction of 79 Single Family Homes and 56 Twin Homes in a Development Flex (DF) Zoning District at 3700 and 3900 125th Avenue NE. Pulte Group (Ravenwood) (Case File No. 25-0056/SLK)

Sponsors: Sheila Sellman, Community Development Director

10. Administration

10.1. RES 26-51 Resolution Authorizing the Mayor and City Manager to Enter into a Cooperative Construction Agreement with the State of Minnesota Department of Transportation (MnDOT)

Sponsors: Daniel Schluender, Director of Engineering

10.2. 2026-89 Ratification of Local 165 (Police Officers) Labor Agreement for 2026-2028

Sponsors: Scott Johnson, Director of Administrative Services

10.3. RES 26-68 Resolution Authorizing the Sale of Taxable General Obligation Abatement Bonds, Series 2026D (West Parking Facility) Subject to Certain Parameters

Sponsors: Erik Thorvig, City Manager

10.4. RES 26-67 Resolution Authorizing the Execution of Parking Abatement Assistance Agreeements and Related Documents in Connection with the 105th Redevelopment District

Sponsors: Erik Thorvig, City Manager

10.5. ORD 26-2605 First Reading
Ordinance Amending Chapter 50 - Offenses; Chapter 54 - Parks and Recreation; and Chapter 82 - Traffic and Vehicles

Sponsors: Brian Podany, Safety Services Manager/Police Chief

11. Other Business

12. Adjournment

City of Blaine
Staff Report

File Number: 2026-79

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Presentation

Awards - Presentations - Organizational Business - City Council

Agenda Item # 4.1

Proclamation Recognizing Blaine Resident Jah'Zarah Jackson, Honorable Mention Recipient for the 2025 Mayor for a Day Essay Competition

Executive Summary

Background

The League of Minnesota Cities sponsors the annual Mayor for a Day Essay Contest to encourage young students in grades 4 through 6 across Minnesota to think creatively about civic leadership, community improvement, and the important role of local government. Centerville Elementary School attendee and Blaine resident, Jah'Zarah Jackson, was chosen as an honorable mention recipient. The Mayor and City Council will recognize Jah'Zarah for her achievement.

Strategic Plan Relationship

Board/Commission Review

Financial Impact

Public Outreach/Input

Staff Recommendation

Attachment List

1. Proclamation

City of Blaine, Minnesota

PROCLAMATION

Recognizing Jah'Zarah Jackson
Mayor for a Day Essay Contest Honorable Mention

WHEREAS, the League of Minnesota Cities sponsors the annual Mayor for a Day Essay Contest to encourage young students in grades 4 through 6 across Minnesota to think creatively about civic leadership, community improvement, and the important role of local government; and

WHEREAS, Jah'Zarah Jackson, a dedicated 4th-grade at Centerville Elementary School in Blaine, Minnesota, submitted an outstanding essay demonstrating thoughtful insight, compassion, and a strong commitment to making her community a better place for all residents; and

WHEREAS, in her essay, Jah'Zarah addressed the important issue of homelessness in the city, proposing compassionate and practical solutions including partnering with local businesses to redistribute surplus food to those in need, constructing small, safe community housing with accessible amenities near schools, parks, and public transportation, and organizing regular monthly donation drives for clothing, shoes, books, and toys to support families and individuals; and

WHEREAS, Jah'Zarah emphasized the power of teamwork, unity, and collective action, stating her belief that "if everyone works together, we can make our city safe, friendly, and kind to our people," and expressed her desire for her single day as mayor to inspire lasting positive change in the community; and

WHEREAS, her visionary ideas reflect the values of empathy, responsibility, and community service, serving as an inspiration to her peers, educators, families, and all citizens of Blaine;

NOW, THEREFORE, Jah'Zarah Jackson is hereby recognized and commended for earning Honorable Mention in the 2025 Mayor for a Day Essay Contest sponsored by the League of Minnesota Cities. The Mayor and City Council of the City of Blaine celebrate her creativity, caring spirit, and leadership potential.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Blaine to be affixed this 6th day of April 2026.

Tim Sanders, Mayor

CITY OF BLAINE

SCHEDULE OF BILLS PAID
APPROVED ON 04/06/2026 FOR PAYMENTS THE WEEK OF 03/06/2026

Vendor Name	Description	Amount
AGILEBITS INC	Password Management Software	$ 12,900.60
ALLEGRA PRINT & IMAGING	Transport hold order invoice #77690	$ 201.64
ALLEGRA PRINT & IMAGING	Business cards Keil, Donaldson, evidence/records	$ 141.37
AT&T MOBILITY	Employee Cell Phone Service February 2026	$ 673.29
AUTOMATIC SYSTEMS COMPANY	Water SCADA Services	$ 1,165.00
AUTOMATIC SYSTEMS COMPANY	Troubleshoot Lift 4	$ 290.00
AUTOMATIC SYSTEMS COMPANY	Wells 4, 12, 20 : SCADA Work	$ 727.50
AUTOMATIC SYSTEMS COMPANY	WTP #3 - Chem Pump Troubleshooting	$ 421.25
AUTOMATIC SYSTEMS COMPANY	OpenGov & SCADA Integration	$ 1,225.00
AUTOMATIC SYSTEMS COMPANY	WTP #1 - Backwashing Trouble Shooting	$ 727.50
AUTOWASH SYSTEMS INC	Car Wash Chemicals & Check 2/10/26	$ 510.96
BAKER TILLY ADVISORY GROUP LP	2025 TIF Management Services	$ 7,500.00
BAKER TILLY ADVISORY GROUP LP	Municipal Agent Fees - 2025A	$ 37,500.00
BAKER TILLY ADVISORY GROUP LP	105th Blaine Town Center Financial Review Consulting Services	$ 7,500.00
BAKER TILLY ADVISORY GROUP LP	105th Blaine Town Center Financial Review Consulting Services	$ 12,000.00
BATTERIES PLUS BULBS	Batteries - UPS for Lift Stations	$ 419.40
BIO-TEC EMERGENCY SERVICES	Decontamination of Squad 5347	$ 200.00
BLAINE BROTHERS INC	DOT/Service Work; Plow 1277	$ 6,082.35
BLAINE BROTHERS INC	DOT inspection: Trailer 1313	$ 937.62
BLUUM OF MINNESOTA LLC	AV Upgrade for PW	$ 7,179.74
BLUUM OF MINNESOTA LLC	AV Upgrade for PW	$ 1,768.00
BRAUN INTERTEC CORPORATION	Geotechnical Evaluation-2026 Quincy Area, I/P 26-04 (T2604)	$ 12,553.50
CARR'S TREE SERVICE INC	Tree Removal: 3930 86th Avenue NE	$ 1,600.00
CENTERPOINT ENERGY	February 2026 Gas Service	$ 28,179.81
CINTAS CORPORATION	CH mats/rugs	$ 204.27
CINTAS CORPORATION	2026 Uniform/Rug Towel Rentals	$ 170.77
CITY OF BLAINE	Petty Cash - Notary Registration - Melissa	$ 20.00
CITY OF BLAINE	PW Petty Cash	$ 149.74
CITY OF LEXINGTON	Sewer System Usage Agreement - City of Lexington	$ 7,622.29
COMCAST	MAYC - Cable TV	$ 84.67
CONNEXUS ENERGY	New Transformer for Sunrise Ponds Park	$ 4,875.03
CONNEXUS ENERGY-UTILITY PAYMENTS	951 124th LN NE - Electric	$ 5,066.23
CONNEXUS ENERGY-UTILITY PAYMENTS	10801 Town Square DR NE - Electric	$ 8,096.55
CORE & MAIN LP	SAAS and Analytics Yearly Service Fees	$ 70,559.00
CUTTER SALES	Belt : Unit 1238 Brush Chipper	$ 300.83
DELMORAL EDITH	Refund for municipal water service on permit B24-00777.	$ 2,445.00
DONALDSON ANDREA	Reimb. (Hotel, Food) During DV Conf (grant reimbursed)	$ 1,212.28
ECKBERG LAMMERS PC	January 2026 - Civil Legal Services	$ 37,805.00
ECKBERG LAMMERS PC	January 2026 - Civil Legal Services	$ 4,500.00
ECKBERG LAMMERS PC	January 2026 - Civil Legal Services	$ 8,969.00
ECM PUBLISHERS INC	2026 Public Hearing Notices	$ 66.00
ECM PUBLISHERS INC	2026 Public Hearing Notices	$ 71.50
ELECTRIC PUMP INC	Hatch Locks; Sewer Dept	$ 240.00
ESCAPE FIRE	PW Annual sprinkler inspection	$ 395.00
ESCAPE FIRE	MAYC Annual sprinkler inspection	$ 575.00

EXPRESS SIGNS INC	Sign for Spring Fling craft sale	$	300.00
FERGUSON ENTERPRISES LLC #3325	Supplies - Slide Hammers/ Chisel	$	1,755.00
FISERV	January FISERV Payment	$	170.36
FLASHVOTE	FlashVote Community Engagement Tool	$	13,900.00
FLINT MARINA	Rental license double payment paytrace error	$	257.50
GROUP HEALTH NON-PATIENT A/R	EAP benefits	$	310.70
HEALTHSOURCE SOLUTIONS LLC	2026 Employee Wellness Plan Platform	$	838.35
INDELCO PLASTICS CORPORATION	Chemical Feed Hose for Well & WTP	$	542.40
INNOVATIVE OFFICE SOLUTIONS	10 Cases of Paper	$	459.90
JOHNSON LITHO GRAPHICS OF EAU CLAIRE LTD	March MAYC Newsletter	$	1,552.80
LARSON PLUMBING AND HEATING	Refunds for Duplicate Payments; B25-01912, B25-01913, B25-01914	$	312.09
LEAGUE OF MN CITIES INSURANCE TRUST-PREMIUMS	Annual Workers' Comp Retrospective Adjustment	$	65,566.00
LIFE SAFETY SYSTEMS INC	PW fire inspection	$	300.00
M/I HOMES	Full escrow refund, PC22-17 Alexander Woods 3rd	$	7,250.00
MACQUEEN EQUIPMENT INC	Squad 5315 spotlight repair/replace	$	391.50
MENARDS - BLAINE	Air filters, saw blades	$	127.53
METRO SALES INCORPORATED	Copier Maintenance and Support	$	235.00
METRO SALES INCORPORATED	Copier Maintenance and Support	$	788.84
METRO SALES INCORPORATED	Copier Maintenance and Support	$	707.00
METROPOLITAN LIFE INSURANCE COMPANY	Met Life Short Term Disability	$	2,294.18
MINGER CONSTRUCTION CO INC	Lift Station 13 Force Main-Phase 2, I/P 23-30 (U2330)	$	42,237.00
MINNESOTA CHIEFS OF POLICE ASSOCIATION	Mychal Rygg - MCPA Membership Dues	$	225.00
MINNESOTA STATE COLLEGES OF UNIVERSITIES	Defensive driving	$	408.00
MINUTE MAKER SECRETARIAL	Minute Maker Secretarial	$	341.25
NUSS TRUCK & EQUIPMENT	Power Window Switch : Unit 2410 (Water Tanker)	$	255.42
OPTIMIZED ELECTRICAL SOLUTIONS	PD evidence room lighting	$	1,678.00
O'REILLY AUTOMOTIVE INC	Filters : PW Stock	$	142.29
O'REILLY AUTOMOTIVE INC	Rotors: Vehicle 3409	$	132.00
PAFFY'S PEST CONTROL INC	PW monthly pest control	$	168.62
PITNEY BOWES INC	Postage Machine Services Agreement	$	135.75
PRINT CENTRAL	Business Cards	$	39.00
PRINT CENTRAL	Door stickers: Unsafe for occupancy & Stop work order	$	105.36
PRO-TEC DESIGN INC	Set up alerts on video server	$	61.00
SHORT ELLIOTT HENDRICKSON INC	Prelim Design & Feasibility Report, I/P 26-06	$	40,703.42
SHORT ELLIOTT HENDRICKSON INC	Final Design & Construction Services, I/P 26-06 (T2606)	$	29,194.87
STATE OF MINNESOTA DEED	DEED Loan #CDAP-17-0064-H-FY18, March Loan Repayment	$	1,568.24
SUBURBAN TIRE WHOLESALE INC	Tires: PD Stock	$	2,112.00
SUNDGAARD JOSHUA	Reimb. during trip to AZ for USPIS Invest (reimbursed by USPIS)	$	315.19
SUREFITTERS	Vehicle #1334	$	4,450.00
SUREFITTERS	Sign Truck	$	3,020.24
TREVIPAY	Hammerdrill: Water Dept	$	36.07
TREVIPAY	Equipment for Truck 1334	$	102.54
TRI-STATE BOBCAT INC	Chainsaw Supplies: Bar oil/Chains/bar	$	2,047.16
ULINE	Vacuum and bags	$	952.61
ULINE	PPE Equipment: Mask/Earplug/Gloves	$	1,861.26
ULINE	Bulletin Board	$	370.26
UNITED RENTALS INC	Portable Lights for JPC Hockey Rink	$	544.00
USA BLUEBOOK (#657220)	B/O Chemical testing supplies	$	33.87
VIKING ELECTRIC SUPPLY LLC	LS #8 Contractor	$	974.16
VOLLMAN MIKE	Reimb. (Hotel, Food, Parking) During DV Conf (grant reimbursed)	$	1,312.51
WSB & ASSOCIATES INC	Design & Construction Svcs-2024 NW Area Street Recon, I/P 24-05	$	1,449.00
WSB & ASSOCIATES INC	Zest St Final Design & Construction Services, I/P 25-04 (T2504)	$	694.50

WSB & ASSOCIATES INC	Engineering Svcs TH65 Frontage Rd Utility Improvement, I/P 21-01	$	9,215.25
XCEL ENERGY	January 2026 Electric	$	23,784.25
		$	564,561.93

CITY OF BLAINE

SUBSET OF PAYMENTS BETWEEN $20,000 AND $50,000 FROM THE SCHEDULE OF BILLS PAID APPROVED ON 04/06/2026 FOR PAYMENTS THE WEEK OF 03/06/2026

Vendor Name	Description	Amount
XCEL ENERGY	January 2026 Electric	$ 23,784.25
CENTERPOINT ENERGY	February 2026 Gas Service	$ 28,179.81
SHORT ELLIOTT HENDRICKSON INC	Final Design & Construction Services, I/P 26-06 (T2606)	$ 29,194.87
BAKER TILLY ADVISORY GROUP LP	Municipal Agent Fees - 2025A	$ 37,500.00
ECKBERG LAMMERS PC	January 2026 - Civil Legal Services	$ 37,805.00
SHORT ELLIOTT HENDRICKSON INC	Prelim Design & Feasibility Report, I/P 26-06	$ 40,703.42
MINGER CONSTRUCTION CO INC	Lift Station 13 Force Main-Phase 2, I/P 23-30 (U2330)	$ 42,237.00

CITY OF BLAINE

SCHEDULE OF BILLS PAID
APPROVED ON 04/06/2026 FOR PAYMENTS THE WEEK OF 03/13/2026

Vendor Name	Description	Amount
ACME TOOLS	Small Tools: Cutter & Blades	$ 32.97
ACME TOOLS	Small Tools: Cutter & Blades	$ 43.96
ALLEGRA PRINT & IMAGING	Postcards/brochures - Cadets, Dog Owners, Traffic Stops	$ 774.89
AMAZON CAPITAL SERVICES	Tool Organizers	$ 296.93
AMAZON CAPITAL SERVICES	Extra keyboards, phone mount Comm Outreach car	$ 216.04
AMAZON CAPITAL SERVICES	Ergonomic Mouse Inspections	$ 21.98
AMAZON CAPITAL SERVICES	Therapy dog vest	$ 42.99
AMAZON CAPITAL SERVICES	Removable walls for jewelry sale	$ 265.99
AMAZON CAPITAL SERVICES	Wired Computer Earbuds for Laptops - Inspections	$ 5.99
ANOKA COUNTY	Tax Expenses - Truth in Taxation, Special Assessments, TIF	$ 20,766.30
ANOKA COUNTY LICENSE BUREAU	Vehicle Title Conversion: #5320 (PD TO Planning)	$ 33.00
AT&T	Tower Dumps for investigation	$ 95.00
AT&T	Tower Dumps for investigation	$ 195.00
AT&T MOBILITY	Wireless service for camera trailer, utility locator, etc.	$ 66.96
AT&T MOBILITY	Telephone and Internet Service	$ 280.11
AT&T MOBILITY	Telephone and Internet Service	$ 280.11
AUTOMATIC SYSTEMS COMPANY	Software Updates to SCADA System	$ 42,738.00
AUTOMATIC SYSTEMS COMPANY	Replacement Level Transmitter Plant 1 & Install	$ 5,528.80
BARR ENGINEERING COMPANY	Large-scale Pilot Test Work Plan WTP No. 1, I/P 23-21 (	$ 3,012.00
BEAUDRY OIL & PROPANE	Fuel Delivery - February	$ 10,110.22
BEAUDRY OIL & PROPANE	Fuel Delivery - February	$ 3,456.20
BEAUDRY OIL & PROPANE	F24-0474 No longer need permit	$ 200.00
BLAINE BROTHERS INC	Rear Brakes: Plow 1281	$ 1,427.40
BOLSTAD JENNAH	Tuition Reimbursement	$ 1,026.00
BOLTON & MENK INC	Design & Construction Services for I/P 24-04	$ 4,450.00
BOLTON & MENK INC	Final Design & Construction Services, I/P 26-04 (T2604)	$ 47,284.50
BOLTON & MENK INC	Lift Station 13 Force Main-Phase 2 Construction Svsc, I/P 23-30	$ 9,174.00
BOLTON & MENK INC	Well 1 & 2 printed model; Water	$ 1,015.00
BOLTON & MENK INC	Construction Services for Water Tower 2 Rehab, I/P U2315 (24-21)	$ 172.50
BOLTON & MENK INC	Water Modeling Scenarios, I/P 24-08 (U2408) REF PO 24-5253	$ 2,822.50
BOUND TREE MEDICAL LLC	Medical supplies for patrol operations	$ 921.95
CARR'S TREE SERVICE INC	13 trees removed around stormwater pond	$ 9,999.00
CARR'S TREE SERVICE INC	Tree Removal: 8631 Yalta Street	$ 2,275.00
CENTURYLINK	911 Service	$ 80.52
CHET'S SHOES LLC	Winter/Chainsaw boots: New Hire Hischer	$ 560.15
CINTAS CORPORATION	MAYC Mats/Rugs	$ 38.42
CINTAS CORPORATION	2026 Uniform/Rug Towel Rentals	$ 412.02
CINTAS CORPORATION	MAYC Mats/Rugs	$ 38.42
CINTAS CORPORATION	PW medical cabinet supplies	$ 355.43
COMCAST	Internet for Public Wi-Fi	$ 312.89
COMPLEMENTOR LLC	Travel Expenses for Leadership Development Training	$ 1,277.78
CONNEXUS ENERGY	Light Poles for Sunrise Pond Park	$ 7,536.00

COREMARK METALS	Steel for Sander Racks	$	2,884.20
DAS HEATING AND COOLING INC	Permit included on basement finish permit B26-00297.	$	60.00
ECKBERG LAMMERS PC	2026 Monthly Prosecution Fees	$	24,126.67
ECM PUBLISHERS INC	Publish Ad for Bids, I/P 26-03 (2/13/26 & 2/20/26)	$	319.00
ENVIRONMENTAL EQUIPMENT & SERVICES	Rebuild Labor: Sweeper 4615	$	5,610.00
ENVIRONMENTAL EQUIPMENT & SERVICES	Winter Rebuild Parts; Sweeper 4615	$	8,745.53
FACTORY MOTOR PARTS COMPANY	Filters/DEF; PW stock	$	27.70
FACTORY MOTOR PARTS COMPANY	Batteries: Grader 1119	$	434.26
FACTORY MOTOR PARTS COMPANY	Filters/DEF; PW stock	$	85.20
FERGUS FALLS MONUMENT CO	Veteran's Memorial Park Monument Repair	$	8,000.00
FERGUSON ENTERPRISES INC #1657	Open Mesh Cloth: Water	$	67.23
FERGUSON WATERWORKS #2518	1 Ton Perma Patch Asphalt Patch : Water Main Break Repair	$	1,233.50
FRIENDLY CHEVROLET INC	Transmission module/terminals replaced: Vehicle 5307	$	1,444.55
FRIENDLY CHEVROLET INC	Exhaust Y-pipe leak: Vehicle 5318	$	757.96
FRIENDLY CHEVROLET INC	Taillight repair: Vehicle 5356	$	1,076.86
FRIENDLY CHEVROLET INC	Serp Belt/Pulley/Oil cap: Vehicle 5320	$	148.41
FRIENDLY CHEVROLET INC	Serp Belt/Pulley/Oil cap: Vehicle 5320	$	31.96
FRIENDLY CHEVROLET INC	Serp Belt/Pulley/Oil cap: Vehicle 5320	$	9.73
FRIENDLY CHEVROLET INC	Serp Belt/Pulley/Oil cap: Vehicle 5320	$	8.25
FRIENDLY CHEVROLET INC	Pipe for vehicle 5342	$	78.10
FRIENDLY CHEVROLET INC	Wheel Hubs/Seals: Vehicle 5328	$	320.20
FRIENDLY CHEVROLET INC	Wheel Hubs/Seals: Vehicle 5328	$	115.25
FRIENDLY CHEVROLET INC	Wheel Hubs/Seals: Vehicle 5328	$	110.50
FRIENDLY CHEVROLET INC	Wheel Hubs/Seals: Vehicle 5328	$	11.14
FRIENDLY CHEVROLET INC	Credit	$	(78.10)
GERHARD JOSEPH	Tuition Reimbursement	$	635.00
GRAINGER	Grab bars and Toilet paper holders for BBC ADA Restrooms	$	199.62
HAWKINS INC	2026 Water Treatment Chemicals	$	10,196.00
HORIZON ROOFING INC	PW roof leak repair	$	1,005.47
IDEAL AIR LLC	Job cancelled, work not started. Refund 80% of permit B26-00621.	$	60.00
IDENTISYS INC	ID Printing Software Annual Support Contract	$	1,619.00
INDELCO PLASTICS CORPORATION	Chemical tubing; water	$	1,018.00
INSIGHT PUBLIC SECTOR INC	8 Port Switch and 3 yr contract for Fire 2 Network Connection	$	2,527.14
INVOICE CLOUD INC	API Work for New World SaaS project	$	2,000.00
JEFF BELZER'S ROSEVILLE AUTO INC	Steering Column : 5285 (Charger - PD)	$	437.25
JOEL SMITH HEATING & AIR	Permit pulled in error, no work done. Refund per policy.	$	60.00
KATH FUEL OIL SERVICE COMPANY	Mechanic shop supply: Coolant	$	590.00
LANDENBERGER MIJA YUN	Rental license double payment	$	260.00
LAWSON PRODUCTS INC	Mechanic shop supplies; Cage Nuts/Fittings/wheel weights	$	926.47
LAWSON PRODUCTS INC	Mechanic shop supplies; Cage Nuts/Fittings/wheel weights	$	325.34
LAWSON PRODUCTS INC	Clean Pumps and Tools	$	684.00
LOGAN COMPANIES	Job cancelled, work not started. Refund 80% of permit B26-00370.	$	160.00
LOWE'S HOME CENTERS INC	Replacement Faucet: service break	$	155.88
MACQUEEN EQUIPMENT INC	Shipping for Squad lighting warranty repair item	$	44.53
MANAGED SERVICES INC	CH Janitorial Services	$	4,948.00
MC TOOL & SAFETY SALES	New Hire Gear : L. Hischer	$	551.31
MENARDS - BLAINE	Couplers, air filter, vinegar, calendar	$	97.64
MENARDS - BLAINE	Patrol general supplies	$	58.11
MENARDS - BLAINE	Senior center supplies	$	165.88

MENARDS - BLAINE	Light bulbs. coat cook, disposable gloves	$	179.65
MENARDS - BLAINE	Plywood/Drill bits: Street Dept	$	33.31
MENARDS - BLAINE	Folding Table	$	35.99
MENARDS - BLAINE	Salt, adapter tool	$	86.87
MENARDS - BLAINE	Faucet; water Department	$	89.99
MENARDS - BLAINE	Salt, filters, cascade	$	209.66
MENARDS - BLAINE	Credit	$	(89.99)
METROPOLITAN COUNCIL	MCES Wastewater Services	$	477,884.43
METROPOLITAN COUNCIL	Industrial Capacity Charges: Plants 1-4	$	10,027.22
METROPOLITAN COUNCIL	Industrial Capacity Charges: Plants 1-4	$	59,543.88
METROPOLITAN COUNCIL	Industrial Capacity Charges: Plants 1-4	$	19,757.23
METROPOLITAN COUNCIL	Industrial Capacity Charges: Plants 1-4	$	309.97
MIDWAY FORD COMPANY	Seals; Unit 4605 (Truck)	$	105.81
MIDWAY FORD COMPANY	TPMS Sensor; Vehicle 3422	$	202.36
MIDWAY FORD COMPANY	Blower Motor : Unit 4494 (Van)	$	136.88
MIDWAY FORD COMPANY	Coolant Hose / Body Clips : Unit 4494 (Van)	$	52.92
MIDWAY FORD COMPANY	Coolant Hose / Body Clips : Unit 4494 (Van)	$	8.80
MIDWAY FORD COMPANY	Credit	$	(92.72)
MINGER CONSTRUCTION CO INC	Lift Station 13 Force Main-Phase 2, I/P 23-30 (U2330)	$	119,209.47
MINNESOTA EQUIPMENT - HAM LAKE	Stihl Hard Hats : New Employee and Stock	$	515.96
MINUTE MAKER SECRETARIAL	2026 Park Board Meeting Minutes Fees	$	219.50
MN DEPT OF LABOR AND INDUSTRY	A/P Only – February 2026 State Surcharge	$	1,916.94
MN METRO NORTH TOURISM	December 2025 Lodging Tax	$	13,371.77
MORREIM BRADLEY	Reimbursement for Safety Glasses	$	215.84
MTI DISTRIBUTING INC	B/O Parts : Unit 2411 (Mower)	$	266.71
MTI DISTRIBUTING INC	B/O Parts : Unit 2411 (Mower)	$	33.85
NCPERS GROUP LIFE INS	NCPERS Group Life Insurance	$	976.00
NORTHLAND CAPITAL EQUIPMENT FINANCE	Fitness Equipment	$	904.64
O'REILLY AUTOMOTIVE INC	Brake Parts/Filters; Vehicle 3409 & PW stock	$	329.98
O'REILLY AUTOMOTIVE INC	Brake Parts/Filters; Vehicle 3409 & PW stock	$	93.87
O'REILLY AUTOMOTIVE INC	Filters/Batteries: Vehicles/Equip	$	8.92
O'REILLY AUTOMOTIVE INC	Filters/Batteries: Vehicles/Equip	$	249.99
O'REILLY AUTOMOTIVE INC	Filters/Batteries: Vehicles/Equip	$	269.23
PEERLESS NETWORK INC	Telephone Service	$	954.78
PHASOR ELECTRIC COMPANY	Traffic Signal Repair; Hwy 65 & 117th Avenue	$	135.00
PIONEER PHOTOGRAPHY & SERVICES	Senior program	$	400.00
PRECISION LAND AND TREE CLEARING LLC	Wood Chips for Dog Park	$	2,990.00
PRINT CENTRAL	5000 Window Envelopes	$	747.91
ROADKILL ANIMAL CONTROL	2026 Blanket: Disposal of Dead Deer	$	903.00
ROSS JAMES	Patrol Clothing and Uniforms	$	7.57
SCHMOLKE THOMAS	Composite Toe Waterproof Work Boot - Tom Schmolke	$	179.99
SHORT ELLIOTT HENDRICKSON INC	Utility Permit Coordination/Inspections, I/P 25-43	$	980.00
SPS WORKS	CSO - Animal tag replenishment	$	250.43
STANTEC CONSULTING SERVICES INC	Blaine Wetland Sanctuary Trail Development, I/P 25-08	$	1,170.00
STERICYCLE INC	February 2026 shred	$	158.91
STERICYCLE INC	Annual document shredding	$	292.28
THE FERGUSON GROUP LLC	2026 Federal Lobbying Services (Approved by Motion 2025-266)	$	5,250.00
TOLL GAS & WELDING SUPPLY	Propane Refills/weld wire	$	304.59
TOLL GAS & WELDING SUPPLY	Weld dye/gas: Mechanic shop supply	$	68.37

TOLL GAS & WELDING SUPPLY	Weld dye/gas: Mechanic shop supply	$	141.84
TOLL GAS & WELDING SUPPLY	Propane Refills/weld wire	$	76.22
TREVIPAY	Casters/Trailer Jacks: Stormwater	$	524.27
TREVIPAY	Casters/Trailer Jacks: Stormwater	$	888.99
TREVIPAY	Field Tools	$	35.88
TREVIPAY	Electric Trailer Jack : Unit 2460 (Trailer)	$	189.99
TRI-STATE BOBCAT INC	Mirror/light/parts: Toolcat 1312	$	2,482.20
TRI-STATE BOBCAT INC	60" V Blade Attachment	$	6,069.49
WM CORPORATE SERVICES INC	2025 Fall Street Sweepings; Storm	$	153.04
WSB & ASSOCIATES INC	GIS Consulting Services	$	1,465.50
ZAHL-PETROLEUM MAINTENANCE COMPANY	Supply line leak; Fuel Pumps	$	314.50
ZAYO GROUP LLC	Telephone Service	$	1,485.46
		$	999,680.80

CITY OF BLAINE

SUBSET OF PAYMENTS BETWEEN $20,000 AND $50,000 FROM THE SCHEDULE OF BILLS PAID APPROVED ON 04/06/2026 FOR PAYMENTS THE WEEK OF 03/13/2026

Vendor Name	Description	Amount
ANOKA COUNTY	Tax Expenses - Truth in Taxation, Special Assessments, TIF	$ 20,766.30
ECKBERG LAMMERS PC	2026 Monthly Prosecution Fees	$ 24,126.67
AUTOMATIC SYSTEMS COMPANY	Software Updates to SCADA System	$ 42,738.00
BOLTON & MENK INC	Final Design & Construction Services, I/P 26-04 (T2604)	$ 47,284.50

City of Blaine
City Council Workshop

March 2, 2026 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING
In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

The meeting was called to order by Mayor Sanders at 5:30PM.

2. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Chris Ford, Leslie Larson, Chris Massoglia, Tom Newland, and Jess Robertson.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Erik Thorvig; Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; City Attorneys Eric Larson and Lida Bannick; Public Works Director Nick Fleishhacker; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

3.1. 2026-56 Closed Session Pursuant to MN Statute 13D.03 Subd. (1)(b) - Labor Negotiations Update
Sponsors: Scott Johnson, Director of Administrative Services

After a motion and second, the city council met in a closed session pursuant to Minnesota State Statute 13D.03 Subd. (1)(b) to receive a labor negotiations update.

3.2. 2026-57 Metropolitan Mosquito Control District (MMCD) Presentation
Sponsors: Erik Thorvig, City Manager

Public Affairs Manager Alex Larson, Metropolitan Mosquito Control District (MMCD), highlighted their 2025 key activities, reviewed the results in the city of Blaine and provided an organization overview, collaboration efforts, and discussed the upcoming activities that would occur in 2026. He commented on how the MMCD would be increasing the size of its drone program in order to address medium size wetlands. He described the tire collection events that would be held and noted residents were always encouraged to call MMCD with any concerns they may have regarding the level of mosquitoes or black flies in their neighborhoods. Further discussion ensued regarding insect repellant and West Nile Disease symptoms.

3.3. 2026-58 Trunk Highway 65 Update
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender provided the city council with an update on the TH65 project. He reviewed the project timeline, noted the groundbreaking ceremony would be held on May 27, commented on the local street speed limit reductions that would be in place during construction and discussed the agency cooperative agreements that will be coming to council for consideration and approval. He explained updates would continue for the council on a monthly basis as this project moves forward.

Mayor Sanders inquired when construction would begin on the west side frontage road. Mr. Schluender reported this work would begin this summer.

Mr. Thorvig encouraged the city council to visit the Highway 10 corridor from Anoka to Elk River in order to get a visual of how the TH65 corridor will look in Blaine once completed.

Mayor Sanders asked if the council would be able to further discuss the bridge aesthetics. He asked that more substantial improvements be made to the bridges around 105th Avenue. Mr. Schluender explained this topic was discussed by the council approximately 12 to 18 months ago and the plans were already incorporated into the project, but noted he could speak with MNDOT regarding this matter.

Councilmember Robertson agreed with Mayor Sanders noting she would like to see this portion of the corridor elevated.

4. Other Business

City Manager Thorvig provided the council with a legislative update regarding some proposed bills and letters of opposition being drafted by staff regarding housing density and the 105th taxing bill.

Mayor Sanders commented further on the testimony he provided to the house tax committee last Wednesday regarding the 105th taxing bill. He explained he had several members of the

house reach out to him after the hearing and was pleased there was no strong opposition to the request.

Councilmember Larson requested the council remain transparent when it comes to this topic.

Councilmember Robertson stated she understood there was a need for transparency, but noted the state may not pass a bill for the 105th taxing district for another three years, if at all.

Mayor Sanders reported the city was exploring the taxing district, but noted the city was uncertain if a bill would be considered or passed. He explained if the state passes a bill, the city council will have to discuss and pass the taxing district. Mr. Thorvig indicated he would continue to keep the council apprised on this topic.

5. Adjournment

The workshop adjourned at 6:59PM.

City of Blaine
City Council

March 2, 2026 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

The meeting was called to order at 7:06PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Chris Ford, Leslie Larson, Chris Massoglia, Tom Newland, and Jess Robertson.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Erik Thorvig; Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; Public Works Director Nick Fleishhacker; City Attorney Eric Larson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

None.

5. Open Forum

Open Forum is an opportunity for the public to share comments, concerns, or input on other items. While Open Forum is not intended to provide responses or discussion during the meeting, city staff will contact the speaker(s) after the meeting if follow-up is needed. Each speaker is limited to three minutes, with a maximum of 15 minutes set aside for Open Forum.

Mayor Sanders opened the Open Forum at 7:07PM.

Bruce Manthei, 4101 89th Avenue NE, shared continued concerns regarding the electrical box that was located at the intersection of Lexington Avenue and 99th Avenue NE.

There being no further input, Mayor Sanders closed the Open Forum at 7:11PM.

6. Communications

Councilmember Newland reported filings for city council seats will open in May and shared that he will not be running for office.

7. Approval of Consent Agenda:

All items listed under the "Consent Agenda" are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

Councilmember Massoglia requested the removal of consent agenda Item 7.7.

Moved by Councilmember Newland, seconded by Councilmember Robertson, that the following items on the Consent Agenda be approved as amended.

Councilmember Newland explained he would be abstaining from voting on consent agenda Item 7.1 due to a potential conflict of interest regarding the schedule of bills paid.

Motion adopted 6-0-1 (Councilmember Newland abstained).

7.1. 2026-59 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

7.2. 2026-60 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

7.3. 2026-61 Adopt the Administrative Penalty Schedule
Sponsors: Cathy Sorensen, City Clerk

7.4. 2026-62 Approve Temporary Nursery Sales License for Cub Foods Greenhouse located at 12595 Central Avenue NE
Sponsors: Cathy Sorensen, City Clerk

7.5. RES 26-29 Resolution Granting Final Plat Approval to Subdivide 8.36 Acres into 1 Lot and 2 Outlots to be Known as North Meadows Third Addition at the Corner of Lexington Avenue and 109th Avenue NE. Wellington Management Inc. (Case File No. 26-0008/SLK)

Sponsors: Sheila Sellman, Community Development Director

7.6. RES 26-40 Resolution to Approve Joint Powers Agreement No. C0011856 with Anoka County for the Gate Valve and Hydrant Improvements along CSAH 32 (85th Avenue) from CSAH 17 (Lexington Avenue) to Rendova Street NW, Improvement Project T2609 (26-09) and Associated Transfers and Budget Amendments

Sponsors: Daniel Schluender, Director of Engineering

7.7. 2026-63 Motion Authorizing North Metro TV as Broadband Franchise Operator

Sponsors: Erik Thorvig, City Manager

Councilmember Massoglia discussed the proposed broadband franchise that would be pursued in partnership with North Metro TV.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to authorize North Metro TV as Broadband Franchise Operator.

Motion adopted unanimously.

8. 7:00 PM - Public Hearing and Items Published for a Certain Time

8.1. ORD 26-2603 First Reading
Ordinance Approving the Sale of a Portion of Outlot A Club West 9th Addition to MNDOT for the Highway 65 Project

Sponsors: Sheila Sellman, Community Development Director

Community Development Director Sellman requested the council hold the first reading of ordinance approving the sale of a portion of city-owned land for Trunk Highway 65 right-of-way. As part of the upcoming improvements to Trunk Highway 65, MNDOT is assembling property or portions of property for right-of-way. MNDOT has identified a portion of Outlot H, Club West and Outlot A Club West 9th Addition is needed for additional right-of-way. MNDOT has provided an appraisal and is offering $289,550 for compensation. This amount includes $276,622 for the real estate being acquired and $12,928 for damages or loss in value to the remaining property. Section 12.05 of the Blaine City Charter requires the enactment of an ordinance prior to the conveyance of the City's interest.

Mayor Sanders opened the public hearing at 7:17PM.

There being no public input, Mayor Sanders closed the public hearing at 7:17PM.

Declared by Mayor Sanders that Ordinance No. 26-2603, "Approving the Sale of a Portion of Outlot A Club West 9th Addition to MNDOT for the Highway 65 Project," be introduced and placed on file for second reading at the March 16, 2026, Council meeting.

9. Development Business

9.1. RES 26-31 Resolution Granting a Conditional Use Permit to Construct a Bank with a Zero Lot Line (North Property Line) in a Development Flex (DF) Zoning District at 10903 Austin Street NE. Magnifi Financial (Case File No. 26-0001/ACK)

Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman requested the council consider a conditional use permit (CUP) for a bank with a zero lot line on the north property line, zoned development flex (DF). Staff commented on the request further and reported the planning commission recommended approval with conditions.

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to adopt a Resolution Granting a Conditional Use Permit to Construct a Bank with a Zero Lot Line (North Property Line) in a Development Flex (DF) Zoning District at 10903 Austin Street NE.

Motion adopted unanimously.

9.2. ORD 26-2602 First Reading
Ordinance Approving a Rezoning from Farm Residential (FR) to Development Flex (DF) at 3700 and 3900 125th Avenue NE. Pulte Group (Ravenwood) (Case File No. 25-0056/SLK)

Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman stated the applicant is requesting a rezoning from single family (R-1) to development flex (DF) to construct 79 single-family homes and 56 twinhomes.

Councilmember Massoglia shared his opposition to this item, noting this project would require a comprehensive plan amendment. He explained he didn't believe this project aligned with the council's vision for this area of Blaine and recommended this parcel remain R-1 or DF zoning with larger lots.

Declared by Mayor Sanders that Ordinance No. 26-2602, “Ordinance Approving a Rezoning from Farm Residential (FR) to Development Flex (DF) at 3700 and 3900 125th Avenue NE,” be introduced and placed on file for second reading at the March 16, 2026 Council meeting.

9.3. ORD 26-2601 First Reading
Ordinance Approving Amendments to Residential Sections and Performance

Standards of the City of Blaine Zoning Ordinance Regulating Accessory Dwelling Units. City of Blaine (Case File No. 26-0003/SAS)
Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman requested the council introduce an ordinance amendment to remove detached accessory dwelling units from the city code.

Declared by Mayor Sanders that Ordinance No. 26-2601, "Ordinance Approving Amendments to Residential Sections and Performance Standards of the City of Blaine Zoning Ordinance Regulating Accessory Dwelling Units," be introduced and placed on file for second reading at the March 16, 2026 Council meeting.

10. Administration

10.1. ORD 26-2600 First Reading
Amending Chapter 90 - Vegetation Article III.- Shade Tree Management, Sec. 90-57. - Declaration of Nuisance and Sec. 90-62. Abatement Methods; Protection of Healthy Trees During Abatement
Sponsors: Kristofer Paulseth, City Forester

Public Works Director Fleishhacker stated council was asked to hold first reading of an ordinance amending the vegetation section of the city code to change how enforcement occurs for hazardous trees on private property.

Declared by Mayor Sanders that Ordinance No. 26-2600, "Amending Chapter 90 - Vegetation Article III.- Shade Tree Management, Sec. 90-57. - Declaration of Nuisance and Sec. 90-62. Abatement Methods; Protection of Healthy Trees During Abatement," be introduced and placed on file for second reading at the March 16, 2026 Council meeting.

10.2. RES 26-41 Resolution Authorizing Submittal of LCCMR Grant Application for the Blaine Wetland Sanctuary (BWS) Trail, Improvement Project No. P2405 (25-08)
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated council is requested to approve the opportunity to apply for the LCCMR - ENRTF Grant for the Blaine Wetland Sanctuary (BWS) Trail Development, Improvement Project No. P2405 (25-08). The grant submission deadline is March 18, 2026. The LCCMR is made up of 17 members: 5 Senators, 5 Representatives, 5 citizens appointed by the governor, 1 citizen appointed by the Senate, and 1 citizen appointed by the House. The function of the LCCMR is to make funding recommendations to the legislature for special environment and natural resource projects, primarily from the Environment and Natural Resources Trust Fund (ENRTF), which is funded by Minnesota Lottery proceeds. These projects help maintain and enhance Minnesota's environment and natural resources. The LCCMR developed from a program initiated in 1963. Since 1963, approximately $1.5 billion has been appropriated to more than 2,600 projects

recommended to the legislature by the Commission to protect and enhance Minnesota's environment and natural resources. Approximately $121 million is anticipated to be available from the Trust Fund through this RFP for projects beginning July 1, 2027. The grant RFP will be submitted to receive partial funding for the BWS Trail Project. Per the grant rules the City must match a minimum of 25% of the project cost for a capital improvement project as we are proposing. The LCCMR grant application will be for the construction costs only and staff is recommending this application apply for funding for the first 2 phases of the trail (southern trail segments). The total estimated construction costs for the first 2 trail phases are approximately $5,871,000, therefore a maximum application of $4,403,00 for the LCCMR Grant can be submitted.

Moved by Councilmember Robertson, seconded by Councilmember Larson, to adopt a Resolution Authorizing Submittal of LCCMR Grant Application for the Blaine Wetland Sanctuary (BWS) Trail, Improvement Project No. P2405 (25-08).

Councilmember Robertson thanked staff and encouraged further exploration of additional grants in order to assist with moving this project forward.

Motion adopted unanimously.

10.3. 2026-64 Motion to Approve a Term Sheet for West Parking Structure as Part of the 105th Redevelopment Project

Sponsors: Erik Thorvig, City Manager

City Manager Thorvig stated at two workshop meetings in February, the topic of a structured parking facility to serve the west portion of the 105th Redevelopment district was discussed. The facility would provide additional public parking for the stadium, field house and general parking for the district/area. A parking structure for the west portion of the district has been contemplated since early master plan designs were created in 2023. However, the location and financial responsibility of the structure hadn't been discussed by the city and development team until recently. The budget for the structure is $15M. Other public infrastructure components of the project, including roads, building demolition and utilities, have been financed by the city through typical public financing mechanisms, including tax abatement and tax increment financing. The financing has been structured where new property taxes generated from the development would pay for any debt service related to public infrastructure. The city council discussed financing options for the parking facility at the February 2 and February 9 workshops. Attached is a term sheet which identifies general terms of the financing and that additional discussion would need to occur prior to formal actions at the April 6, 2026, regular meeting to determine responsibility of debt service for the parking structure. The parking facility is critical to the functionality of the event stadium. The developer has started design for the stadium and anticipates construction to begin in early 2026. Given the cost to prepare plans, the developer desires some level of commitment from the city that a parking facility will be constructed. As such, the term sheet provides the developer with guidance that the city council will consider formal actions related to the facility at the April 6, 2026, meeting. It was noted the term sheet is non-binding.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to Approve a Term Sheet for the West Parking Structure as Part of the 105th Redevelopment Project.

Councilmember Newland shared concerns regarding the additional amount being requested for this project and suggested an alternative be considered that would have the city offering $7 million of the request in funding through alternative revenue streams.

Councilmember Robertson explained she understood the public need for a parking infrastructure within this development and commented on how this parking will be for public use, including the National Sports Center. She reiterated there was a need to result in a net-zero levy increase as this project moves forward.

Councilmember Ford stated he understood this would be a wonderful project for the community. However, he noted he was concerned about the additional funding request and the fact the developer has yet to begin vertical construction. He commented further on how the city council had committed to not levy property taxes for this project.

Councilmember Massoglia reported when Scheel's was announced, the city council knew additional parking was going to be needed and reported this parking structure was always part of that discussion. He commented on how the proposed location of this parking structure would open up additional space for retail opportunities, which he supported. He indicated the city's goal was to have this entire project not impact the levy, and he understood the concerns that were being voiced and recommended the parking structure have a net-zero impact to the taxpayer by taking this portion of the project off the general levy. He stated this was a generational and transformational project that would benefit the entire community. He commented further on all the partnerships and funding that has been provided for this project that was not at the taxpayer's expense.

Mayor Sanders reported vertical construction would begin this spring, which will be exciting for the community to see. He added that the taxpayers will be the last resort for the parking structure, noting the city was still working to identify alternative funding sources for this portion of the project.

Motion adopted 4-3 (Councilmembers Ford, Larson and Newland opposed).

10.4. 2026-65 2026 Board and Commission Mayoral Appointments
Sponsors: Cathy Sorensen, City Clerk

Ms. Sorensen stated council is asked to appoint the 2026 board and commission members. Council was asked to review and rank applications received for appointment and incumbents' interest in reappointment to various boards and commissions. As current terms are expiring very soon, staff is suggesting that council consider making the following appointments:

Planning Commission - 3
Fire Board - 2

Senior Advisory Board — unlimited
Charter Commission - 3 *(recommendations to the 10th Judicial District Judge)*

Ms. Sorensen explained the mayor should announce any proposed reappointments and appointments, after which the full council should confirm by motion, second, and vote.

Mayor Sanders thanked all of the residents that applied for the vacant seats for the city's boards and commissions.

Moved by Mayor Sanders, seconded by Councilmember Fleming, to approve the following 2026 Board and Commission Mayoral Appointments:

Planning Commission Appointments
Ward 1 – Jacob Geiselhart *reappoint*
Ward 2 – Mark Freeman *new appointment*
If Fire Board bylaws are not amended to allow Terry Wold to continue to serve then appoint Brad Delfs
Ward 3 – Maisa Olson *reappointment*

Charter Commission Recommendations to 10th District Judge
Ward 2 - Amir Malik *new appointment*
Ward 2 – Jason Hartmann *reappointment*
Ward 3 – Al Goracke *reappointment*

Fire Board Appointments
Ward 2 - Terry Wold *reappointment contingent upon successful bylaw amendments*
If Fire Board bylaws are not amended to allow Terry Wold to continue to serve then appoint Brad Delfs
Ward 2 - Becky Booker *reappointment*

Senior Advisory Board
Ward 1 - Leon Wanna

Motion adopted unanimously.

11. Other Business

None.

12. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Larson, to adjourn the meeting at 7:53PM.

Motion adopted unanimously.

City of Blaine
City Council Workshop

March 9, 2026 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING
In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

The meeting was called to order by Mayor Sanders at 5:30PM.

2. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Chris Ford, Chris Massoglia, Tom Newland, and Jess Robertson.

ABSENT: Councilmember Leslie Larson.

Quorum Present.

ALSO PRESENT: Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Assistant Finance Director Kyle Stasica; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; Parks and Recreation Director Jerome Krieger; and City Attorney Eric Larson.

3. New Business

3.1. 2026-67 Northtown Updates
Sponsors: Sheila Sellman, Community Development Director

Community Development Director Sellman stated in late 2025, Council requested an update on activities in the Northtown area. The current owner has owned the mall since 2023. The mall's vacancy rate continues and several stores have closed (Hobby Lobby, Torrid, Trade

Home Shoes, Bosslady, Shoetique, Best Buy and 2 Bros Sports Collectibles). Cushman Wakefield has spaces inside Northtown Mall that are actively listed for lease, and outlots are for sale. Seven outlots are for sale that mostly consist of existing parking lots/vacant lots. There have been several calls to the city about car washes, a gas station and cannabis for a couple of these outlots. Staff has had discussions with potential hotel owners, but no application has been made. Asia Village construction is underway, and several tenant finish permits have been pulled. No opening date has been provided.

Ms. Sellman explained since the adoption of the plan, Northtown mall was sold in 2023. The "new" owner is not interested in redeveloping the mall as the plan suggested, has subdivided some property and created outlots to sell for development, and subdivided the space for Asia Village. The Council created a new mixed use zoning district for this area, County Road 10 mixed use. The comp plan designation changed slightly for some of the parcels as part of the rezoning and Medium Density Residential/Community Commercial (MDR/CC) was introduced. Many of the action steps outlined above, and the majority of the plan, were based on a partnership or action by the mall ownership. Small implementations of the plan can take place, and have, but it is difficult when the city does not have ownership or a developer interested in redeveloping the area. WSB and Associates created an opinion of probable costs to the area based on the results of the AUAR including sanitary sewer improvements, storm sewer improvements, and transportation improvements. Staff provided further information on Northtown, including police calls for service and noted staff has been receiving calls for car washes and dispensaries for the Northtown Mall area.

Councilmember Newland inquired if staff had any recent conversations with the current property owner. Ms. Sellman explained she had spoken with property owner who shared his disappointment with the staff report because it painted him in a poor light.

Councilmember Ford asked if the property owner was responsible for the outdoor lighting. Ms. Sellman reported this was the case.

Councilmember Robertson questioned what the market value was for the EDA-owned lot in the Northtown area. Ms. Sellman stated the value of this lot was $130,000.

Councilmember Ford asked where apartments could be located so as not to disturb the adjacent homeowners. Ms. Sellman suggested apartments be located on lots 3 and 4.

Councilmember Robertson inquired if Kraus Anderson had proposed any changes to their property. Ms. Sellman explained Kraus Anderson had a performing location that was profitable as is.

Councilmember Massoglia indicated he recently visited the Maplewood Mall and was surprised to see how that mall was leaning into experiences, along with retail and questioned if the mall could be sold Spring Lake Park or Fridley. Ms. Sellman indicated the land would have to be annexed to Spring Lake Park.

Mayor Sanders thanked staff for the update on the Northtown Mall area.

3.2. 2026-68 Safety Plans and Proposed Ordinances Pertaining to Parks, Open Spaces, and Trails

Sponsors: Brian Podany, Safety Services Manager/Police Chief, Jerome Krieger, Park and Recreation Director

Safety Services Manager/Police Chief Podany and Parks and Recreation Director Krieger stated there have been a multitude of items that have surfaced for discussion regarding ordinance changes and safety/livability in the public use of our parks and open spaces, as well as our trails/sidewalks. Various items will be brought to Council for discussion pertaining to conduct in the parks and at the beach, including the use and operation of e-Bikes, e-Scooters, and other mobility devices. They said discussion would be held on a proposed ordinance pertaining to this, as well as other potential measures to address this issue. There has been an increase in the use and operation of these devices, some of which are being operated illegally or in an unsafe manner. Discussion was held regarding an overview of the issues, as well as potential ordinances for council consideration. Additional safety measures beyond ordinances were also presented for council consideration.

Councilmember Massoglia asked when people could not swim at the beach. Police Chief Podany stated when the park is closed, people should not be swimming in the water, adding the park closed at 9PM.

Councilmember Newland questioned if the park board had reviewed the proposed ordinance amendments. Mr. Krieger stated the park board would be reviewing this information later this month.

Councilmember Newland stated he supported the proposed changes to the ordinance. He appreciated the fact city staff was being proactive.

Councilmember Robertson inquired how the removal of this language would increase the city's liability at the beach. Mr. Krieger reported the proposed language was directly from the League of Minnesota Cities. He explained that the majority of the swimming beaches in the metro area have gone away from lifeguards and only have city staff present. He stated lifeguards are only in place at pools.

Councilmember Massoglia asked if it would benefit the city to have tools in place to be able to require people to leave the beach area based on certain behaviors. Mr. Krieger stated any rough play at the beach would cause an individual to receive a warning before an individual is asked to leave. He reported Recreation Manager Nate Monahan conducts training with staff every year about how to address situations at the beach.

Mayor Sanders commented there were times people needed to be removed from the beach, and he appreciated the fact there was a heavy police presence at the beach. He supported the city making the proposed changes to the ordinance.

Councilmember Newland reported this was a popular park, and he appreciated how the city has adjusted the rules over time, taking into consideration how this space was being used by residents. He asked what kind of police presence would be assigned to the beach in May when the beach opens. Police Chief Podany explained the beach would have officers

dedicated every day along with the trailer, noting the trailer may be pulled at times for other events in the community. He stated if the ordinance amendments were to be challenged this year, the city council could consider additional language changes for next year.

Mayor Sanders indicated this ordinance was asking parents and guardians to be responsible for their kids at this family park and should be appropriate for people of all ages. He asked if the term picnicking should be removed from the ordinance in order to allow visitors to bring in a cooler for lunch within the beach area. The council supported picnicking in the beach area.

Councilmember Ford inquired if vaping was allowed in the park. Mr. Krieger stated vaping was not allowed in city parks.

Police Chief Podany reviewed the language that was proposed for appropriate swimwear and noted the city attorney had reviewed this language.

Councilmember Robertson expressed frustration with the fact the city had to address appropriate swimwear because now this brought attention to this topic. She indicated she did not support the swimwear language because she did not want further attention brought to the city. Chief Podany indicated the city council did not have to bring this language forward for consideration.

Councilmember Fleming agreed, noting this language change would draw attention to this topic. However, if the city were to not approve the language change, people could be topless at the beach and the city would be receiving calls.

Councilmember Ford commented he agreed with Councilmember Robertson on this issue. He recommended the city not move forward with this language.

Councilmember Newland stated he had thought the council had already approved this language. He explained he understood the concerns being voiced by the council, but noted he would rather the city had language in place because then police officers would have an ordinance to enforce if a concern were to arise.

Further discussion ensued regarding the proposed language. Chief Podany reiterated that this language would only apply to public spaces.

Councilmember Massoglia indicated he would like to see the city be proactive when it comes to this matter.

Mayor Sanders commented he did not believe this was an issue the city needed to address, but noted he could support the proposed language changes. He recommended staff bring back the ordinance amendments together as one agenda item for the council to consider. The council was in agreement.

Chief Podany inquired how the council wanted to address e-bikes and e-scooters.

Councilmember Robertson supported the helmet requirements but did not recommend the city move forward with color-coated trails given how the state may take action to address e-

bikes and e-scooters. She asked if the city could put speed limit signs on city trails. Chief Podany stated the city council could approve this action. Director of Engineering Schluender indicated he was hesitant to post speed limit signs on trails that did not have great visibility. He anticipated Anoka County would not support speed limit signs being posted on their trails.

Mayor Sanders stated he wanted people to be safe on the trails and be considerate of others. He questioned if e-bikes and e-scooters had speedometers. He supported police officers educating e-bike users versus writing speeding tickets. He suggested the city also address this matter in an upcoming city newsletter.

Councilmember Ford agreed public service information would be valuable for this topic, noting a little courtesy would go a long way when it comes to e-bikes and e-scooters in the community.

The consensus of the council was to require helmets on individuals under 18, to support officers addressing the careless or reckless driving of e-bikes and e-scooters, and to not pursue color-coding trails.

Chief Podany asked if the council supported setting a speed limit for e-bikes and e-scooters at 15 miles per hour. Further information was provided to the council regarding how state statute defines reckless and careless driving.

Mayor Sanders questioned what speed a normal bicyclist rides in the city. Chief Podany estimated a normal bicyclist rides at 7 to 12 miles per hour and an avid cyclist would be at 14 to 17 miles per hour. He noted active cyclists could be upwards of 20 to 25 miles per hour, but then they should be on the roadway.

Councilmember Newland supported the city start by addressing the easy items, noting e-bikes would continue to grow in popularity. He stated modifications could be made to the ordinance over time.

3.3. 2026-69 Financial and Budget Software
Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated the city's financial software manages all the monetary transactions and data of the city. Main fiscal tasks such as accounting, utility billing, payroll processing, accounts payable, capital assets, and cashiering are contained within the financial software. Additional financial data is pulled into the financial software through interfaces with other city software (IMS-BuildingInpections/Community Standards; Questica-Budget; CivicRec-Recreation). The financial software is the central repository for vendor invoices, employee timekeeping/payroll, and utility billing customer service. On June 18, 2009, a public hearing was held in order to utilize the capital improvements fund for the purchase and implementation of a new financial system provided by New World Systems, which was authorized with a $600,000 budget, and was intended to serve as the primary accounting, payroll, and utility billing software for the city. Following its 2011 implementation, the New World financial system has remained the city's primary platform. The agreement is currently subject to an annual renewal fee of approximately $150,000. In

2015, New World was purchased by Tyler Technologies, who currently supports the product. The software was originally purchased as an on-premise server license, but in 2026 will be moving to a cloud solution to increase security and reduce internal IT staff demand. The software is slowly being discontinued with new subscriptions no longer being sold since 2021. Updates from New World are for minimum required items such as changes in federal laws, without any new functionality planned. Tyler Technologies is moving towards one primary financial system — Enterprise ERP.

Asisstant Finance Director Stasica explained this migration to a Software as a Service (SaaS) model effectively modernizes our technical infrastructure by addressing the "where" and "how" of our data access and serves as the foundation for the next critical phase of our digital transformation. While SaaS optimizes our backend operations, a new financial software solution is necessary to modernize our business operations. By transitioning from backend stability to operational excellence, we ensure that the tools we use to conduct the city's business are as agile and sophisticated as the cloud environment that hosts them. As part of the 2026 budget, the city council authorized funding to move from a locally hosted (on-premise) environment to a SaaS model with Tyler Technologies. In the legacy model, the city owned the servers, managed the SQL databases, and was responsible for the physical security of the room. In the SaaS model, Tyler hosts the New World environment and provides access via a secure web connection. Moving our Tyler New World software to a cloud-based "SaaS" model is like switching from owning and maintaining our own power plant to simply paying a monthly utility bill. Instead of our IT staff spending time fixing physical servers and managing complex security updates, Tyler Technologies handles all the "under the hood" technical work in a secure, professional data center. This move protects the city from losing data during local disasters, ensures our software is always up-to-date with the latest features, and replaces unpredictable, expensive hardware repairs with a steady, manageable annual budget. Moving to a SaaS model not only provides capacity for our IT department to focus on other initiatives, it aligns us with the modern software industry, where almost every top-tier solution now requires a cloud-based approach. A new financial software would have many advantages, including better productivity, ease of use for finance and non-finance staff, and better financial reporting. A new software would also assist with implementing new accounting principles and possibly provide for better connectivity with other city software. Staff commented further on the key objectives for a new financial software solution.The cost of new financial software would vary based on the product chosen. In 2024, the city did receive a quote from Tyler Technologies to migrate from New World to Enterprise ERP for one-time implementation costs of approximately $500,000.

Councilmember Robertson stated this was not her area of expertise and she did not understand what would make the finance team more efficient. She explained if the team felt they could transfer the information to Tyler Technologies, this should be done. She indicated she had a hard time with hypothetical situations, but she did understand the new software would come at a cost. She expressed concern learning about the reserves that were available to cover this expense, noting this funding could have been used to reduce the levy for 2026.

Councilmember Massoglia requested further information on why the new software was requested. Mr. Zimmerman provided further information on how the existing software was not able to address the no-tax on overtime or create the reports needed by the city. He

indicated the level of support from New World was not where it needed to be either.

Councilmember Newland discussed the software being used by Lakeville and Woodbury noting these programs were able to send out utility bills with franchise fees. He noted this would be valuable to the city, given how Blaine was considering franchise fees. Mr. Zimmerman clarified the franchise fees would be billed out by a separate entity and not the city. He explained the city runs its utility billing on the same platform as the general payroll and accounts payable.

Councilmember Newland appreciated how the finance department was now properly staffed and asked when the new budget software would be purchased. Mr. Zimmerman reported the current budgeting software would expire in July 2027. He noted it would cost the city $50,000 to $75,000 to continue with this software, but noted there was another option available to the city, which was the software staff was proposing to purchase.

Councilmember Fleming asked if the safety of one product was better than the other. Mr. Zimmerman explained the current finance software was cloud based and any future product would be cloud based, which was the best case scenario for the city.

Councilmember Massoglia requested further information regarding the SaaS conversion and questioned if the city should be going through an RFP process for the financial software. Mr. Zimmerman reported the SaaS conversion does not require an implementation fee but rather only has a yearly fee. He commented that another vendor would host the product. He stated the city could go through an RFP process, but noted the city does not have to have the cheapest financial software, rather staff was recommending a product that was the best fit for the city.

Councilmember Newland indicated it appears staff has a direction they would like to move forward with, and he was comfortable supporting staff's recommendation. He supported staff purchasing the software that was necessary to get Blaine to being a top 10 city in the state. He asked how long it would take to bring a consultant on board. Mr. Zimmerman anticipated this would take three or four months.

Councilmember Newland and Councilmember Ford supported staff moving forward with the new financial software as proposed.

Councilmember Robertson stated her only concern with the consultant was if the cost was $80,000. Mr. Zimmerman explained he would not commit to spending dollars on a consultant until the city has put out an RFP, but he estimated a consultant would be $50,000+.

Councilmember Ford inquired if software vendors could come in and provide staff with presentations on their programs in order to avoid the consultant fee. He commented city staff could also speak with other cities to learn about what they like and do not like about their current financial software programs.

Councilmember Robertson questioned if one path worked better than others. Mr. Zimmerman reported staff does not have a definitive timeline, but rather wanted support from the council to move forward with a new financial software product. He stated he would

like to reach out to an implementation consultant in order to see what assistance would cost.

Councilmember Newland supported staff reaching out to peer cities as well in order to see how they were managing their financial software.

4. Other Business

Mr. Zimmerman reported small group meetings with the council would be scheduled for later this week for the 2027 budget process.

Councilmember Robertson requested the city council fill out the survey from Trader Joe's.

5. Adjournment

The workshop adjourned at 7:52PM.

City of Blaine
City Council Workshop

March 16, 2026 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING
In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

The meeting was called to order by Mayor Pro Tem Robertson at 5:30PM.

2. Roll Call

PRESENT: Mayor Pro Tem Jess Robertson, Councilmembers Terra Fleming, Chris Ford, Leslie Larson, Chris Massoglia, and Tom Newland.

ABSENT: Mayor Tim Sanders.

Quorum Present.

ALSO PRESENT: City Manager Erik Thorvig; Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; City Attorney Eric Larson; and Communications Manager Ben Hayle; and Deputy City Clerk Lisa Osterhues.

3. New Business

3.1. 2026-70 Residential Curbside Organics Collection
Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated this item is informational and intended to obtain council direction regarding how staff should proceed with program evaluation and implementation planning. No contract amendments or rate adjustments are being

requested at this time. The purpose of this discussion is to position the city to move proactively toward compliance with regional policy objectives while maintaining flexibility to pursue cost-effective and operationally practical solutions prior to the 2030 deadline. Several neighboring communities have begun implementing curbside organics collection programs in response to the regional policy timeline. Beginning discussion at this stage allows the city to evaluate available service models, monitor market development, and incorporate organics collection planning into future solid waste contract and program decisions.To assist staff in developing an implementation strategy for a curbside organics collection program, council direction is requested the implementation timing and level of program service. Staff commented on the matter further and noted a representative from Walter's was in attendance to provide the council with additional information on organics services.

Jeff Newsom, Walter's representative, provided the council with the solution Walter's has in place for organics collection for the City of Blaine. He explained organics collection would have to be in place in Blaine by 2030. He distributed bags to the council that would be used for organics collection, noting the proposed bags were biodegradable. He indicated the state had a goal of having 75% of trash being recycled. He noted once the organics bags were sorted at the transfer station, they would be turned into compost or a renewable gas. He commented further on how this option would suit the residents by being convenient, noting no additional carts or trucks would be needed to provide this service. He anticipated the city would have better participation by not requiring an additional cart which would mean more matter was being diverted and recycled. He explained he has been working on the organics program for several years and stated Washington and Ramsey Counties would be brought online this summer. He reported his staff has yet to explore the education, reporting and pricing structure for this service with the city. He requested staff be directed to evaluate if the organics program could be added to the current contract with Walter's and for staff to come back with options and a recommendation for the city council.

Councilmember Fleming thanked Walter's for their forethought. She explained she did not want another garbage can on her property and appreciated how the proposed program could be implemented without residents needing an additional cart or truck on the city's streets. She asked when these bags started to break down. Mr. Newsom stated because the bags were biodegradable they break down over time. He reported these bags had a shelf life of one year. He anticipated the proposed bags would last six weeks once they had material in them.

Mayor Pro Tem Robertson questioned if these bags would address the odor that comes with composting organics. Mr. Newsom commented the tied off organics bags would assist with capturing and reducing the scent coming from regular garbage bags.

Councilmember Newland asked who would be addressing the cost for the organics program.

Mayor Pro Tem Robertson stated this topic would be discussed with the finance director and staff after questions were completed with Walter's. Mr. Zimmerman explained the intent of this agenda item was to provide the council with information on Walter's solution for organics and noted Walter's has a contract with the city through December 2029 to provide waste collection services. He stated staff was unsure what the market will look like in 2030,

but noted the 2030 organics deadline was looming. He discussed how the council needed to consider how to provide these services to the residents of Blaine, noting this would be one way to provide the service. He indicated the council would have to consider whether they wanted to implement an early mandate of this program on residents, because the organics services would come at a cost.

Councilmember Newland asked what other cities were being charged for organics services. Mayor Pro Tem Robertson reported staff would have to speak with Walter's further in order to gather this information.

Councilmember Fleming stated she supported the early implementation of this program as well as staff working with Walter's regarding the cost for an organics program.

Council consensus was to direct staff to work with Walter's regarding an organics collection program and report back to the council.

Mr. Zimmerman inquired if there was any feedback the council wanted to provide regarding the organics program.

Mayor Pro Tem Robertson recommended the city not pursue an organics program that would require a third cart.

Councilmember Ford stated he supported option three because this would be the most cost efficient option for Blaine residents.

Councilmember Massoglia stated it did not make sense for staff to provide information on separate haulers or a third cart for the organics program. He noted he did want to see information on costs and a phased roll out for the organics program.

Councilmember Fleming supported the city being proactive when it comes to the organics program and she recommended option three move forward.

Mayor Pro Tem Robertson indicated there was council consensus around option three and requested staff also speak with other communities to see how they were approaching organics collection for their community.

Mr. Newsom provided the council with an update on the expansion of the transfer station, noting it was his hope the expanded facility would be operational by July. He commented the updraft and odor mitigation systems would be in place at that time.

3.2. 2026-71 105th Redevelopment Update
Sponsors: Erik Thorvig, City Manager

City Attorney Larson stated the developer plans to construct a new roundabout on 105th Avenue. This improvement has been contemplated since the original 2023 master planning efforts for the district. The precise location evolved over time due to varying development

scenarios north of 105th Avenue. Finalization of the Scheels site plan in August 2025 established the roundabout's definitive location. Since that time, the city and developer have advanced design work and engaged in discussions with the National Sports Center (NSC) and Metropolitan Airports Commission (MAC), as right-of-way acquisition south of 105th Avenue is required. On February 18, 2026, the city council authorized proceeding with condemnation to secure the necessary right-of-way. In recent weeks, staff, NSC representatives, and the developer have discussed design modifications to address NSC access concerns. A revised roundabout plan will be presented to the Minnesota Amateur Sports Commission (MASC) Board on March 18 and to the MAC Board in April. If agreements are reached, condemnation will not be necessary and MAC will execute the required right-of-way documents. Construction of the roundabout is scheduled to begin in March, with completion anticipated in June.

City Manager Thorvig reported on August 11, 2025, the city council approved a parameters resolution authorizing the issuance of $63 million in tax abatement bonds to finance the event stadium and pedestrian overpass. On April 6, 2026, the council will consider approval of a Stadium Abatement Loan Agreement outlining financing terms and respective obligations of the city and developer. The agreement identifies multiple repayment sources, including stadium-generated revenue, parking revenue, and developer ground lease payments. He explained the financing structure reflects the original intent to treat the stadium bonds as a loan to the developer. Bonds are expected to be sold in mid-April 2026. Construction is anticipated to begin in May/June 2026, with completion targeted for spring 2028.

Mr. Thorvig explained on August 11, 2025, the city council approved a parameters resolution authorizing $50 million in tax abatement bonds to facilitate the Scheels real estate transaction and construction. The Scheels site plan was approved in August 2025. In December, the developer and Scheels executed agreements that included a $10 million non-refundable deposit from Scheels. On April 6, 2026, the council will consider an abatement agreement outlining financing terms and responsibilities of the developer, Scheels, and the city. Bonds are anticipated to be sold in mid-April 2026, with construction beginning in May 2026 and completion expected in spring 2028.Mr. Thorvig commented on August 11, 2025, the council approved a parameters resolution authorizing $23 million in tax abatement bonds to construct a 750+ stall structured parking facility serving the east portion of the district. On April 6, 2026, the Council will consider a parking facility agreement addressing allocation of parking revenues (including potential use for stadium debt), construction responsibilities (developer), maintenance responsibilities (developer), and ownership structure. Ownership is still under evaluation. At minimum, the facility would be city-owned via ground lease from the developer, with the developer responsible for maintenance funded through parking revenues. Discussions with Anoka County regarding tax-exempt status may require city ownership of both the structure and underlying land, with the potential to convey the property back to the developer after bond retirement. Bonds are anticipated to be sold in mid-April 2026. A building permit application has been submitted and is pending approval.

Mr. Thorvig reported the need for a structured parking facility serving the west portion of the district has been contemplated since the 2023 master planning process and is considered critical to district functionality. However, its location and financial structure were not formally discussed until recent workshops. At the February 2 and February 9 workshops,

the council reviewed financing options. Under the non-binding term sheet approved March 2, 2026 noting the city would issue tax abatement bonds and the estimated project cost is $15 million. Other public infrastructure components (roads, utilities, demolition) have been financed through traditional public financing mechanisms, including tax abatement and tax increment financing (TIF). The financing has been structured where new property taxes generated from the development would pay for any debt service related to public infrastructure. All revenue sources from the development have been exhausted for existing and proposed debt obligations. As a result, discussion focused on utilizing the economic development authority (EDA) levy to support debt service. Estimated annual debt service is approximately $1,265,000. The EDA currently has the capacity to increase its levy by approximately $928,000, creating an annual gap of roughly $337,000. As city tax capacity grows, the EDA may be able to increase the levy to cover this gap; however, that growth will take several years. City staff and the developer continue to evaluate additional funding options to address the shortfall. If development revenues (parking, sales tax, property taxes) exceed conservative projections, surplus funds could be allocated toward the parking structure. On April 6, 2026, the Council will consider a parameters resolution, a tax abatement resolution and a parking agreement.

Mr. Thorvig provided the council with further detailed information regarding the projected financing and asked for comments or questions from the council. Staff noted Scheels would be submitting their building permit soon.

Councilmember Massoglia asked if the council were to increase the EDA levy for the parking ramp would the city put something in writing that the general levy would be reduced by $1.2 million. Mr. Thorvig stated this would be a policy decision for the council that could be addressed for the 2027 budget. He noted he would need four councilmembers to support this action in order for this item to move forward.

Councilmember Fleming questioned how the levy will be impacted by the parking ramp. Mr. Thorvig estimated each household would see a $31 increase.

Councilmember Larson inquired if the council was willing to cut $1.2 million in city services in order to provide a parking ramp for this project. She stated she did not support this action.

Mayor Pro Tem Robertson stated if the city were to get new revenue streams that could assist with covering the expense for the parking ramp, there would be a net-zero impact on the levy. She indicated she was not proposing to cut $1.2 million in city services, but was seeking council consensus around the idea of having staff look into a net-zero impact on the levy.

Councilmember Ford explained he agreed with Councilmember Larson and noted he did not support cutting $1.2 million in city services.

Councilmember Fleming commented the parking ramp has to happen and the council has to figure out how to finance it.

Councilmember Newland indicated it would be helpful for the council to see what the sales tax projections would be. Mr. Thorvig stated staff was in the process of updating these

numbers given the new retail and entertainment users that would be coming into the development.

Councilmember Massoglia explained if he was committing to an increase in the EDA levy, he would want to commit to lowering the general levy by that same amount. He noted the city has $4 million available in unrestricted reserves which was from overtaxing along with $1.7 million in revenues over expenditures. Mr. Thorvig commented that the action being taken on April 6 was not how the parking ramp would be funded, but rather this would be decided at a future date. He reported the first debt service payment for the parking ramp would be in 2028.

Councilmember Ford stated he was concerned with the fact the city would be financing a parking ramp that could not be repurposed. He indicated if the baseball team were to go away, this parking ramp would be underutilized and the city would still have to pay for it.

Mayor Pro Tem Robertson explained this parking ramp would be utilized by all the surrounding businesses, the NSC, and hotels and not just the event stadium. She commented further on how the stadium would be utilized year-round for other events along with being utilized during the baseball season.

Councilmember Massoglia asked if the city had always discussed owning the parking ramps. Mr. Thorvig commented this has been a discussion point with the developer over the last several months. He reiterated that the city would not be operating or maintaining the parking ramp, but rather would be the silent owner. He encouraged the council to reach out to staff with any further questions before this item comes before the city council for consideration on April 6.

4. Other Business

None.

5. Adjournment

The workshop adjourned at 6:59PM.

City of Blaine
City Council

March 16, 2026 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

The meeting was called to order at 7:00PM by Mayor Pro Tem Sanders followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Roll Call

PRESENT: Mayor Pro Tem Jess Robertson, Councilmembers Terra Fleming, Chris Ford, Leslie Larson, Chris Massoglia and Tom Newland.

ABSENT: Mayor Tim Sanders.

Quorum Present.

ALSO PRESENT: City Manager Erik Thorvig; Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; City Attorney Eric Larson; Communications Manager Ben Hayle, and Deputy City Clerk Lisa Osterhues.

4. Awards - Presentations - Organizational Business

None.

5. Open Forum

Open Forum is an opportunity for the public to share comments, concerns, or input on other items. While Open Forum is not intended to provide responses or discussion during the meeting, city staff will contact the speaker(s) after the meeting if follow-up is needed. Each speaker is limited to three minutes, with a maximum of 15 minutes set aside for Open Forum.

Mayor Pro Tem Robertson opened the Open Forum at 7:02PM.

Bruce Manthei, 4101 99th Avenue NE, addressed the city council regarding the electrical box that was located at the intersection of Lexington Avenue and 99th Avenue NE. He stated there was poor visibility at this intersection due to the size of the electrical box. He asked that staff meet with him at the intersection in order to address his concerns.

Dana Carlson, 287 117th Avenue NE, explained he had concerns with the fact people were trying to adopt his daughter. He commented on the conversations he had with the school board. He spoke further to the council regarding the loss of his dogs and the abduction of his son.

There being no further input, Mayor Pro Tem Robertson closed the Open Forum at 7:10PM.

6. Communications

None.

7. Approval of Consent Agenda:

All items listed under the "Consent Agenda" are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

Councilmember Massoglia requested Item 7.7 be pulled from the consent agenda for further discussion.

Moved by Councilmember Newland, seconded by Councilmember Fleming, that the following items on the Consent Agenda be approved as amended.

Motion adopted unanimously.

7.1. 2026-72 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

7.2. 2026-73 Approve Temporary Nursery Sales License for Frattalones Hardware and Garden
Sponsors: Cathy Sorensen, City Clerk

7.3. RES 26-49 Resolution Submitting a Recommendation to the Anoka County Board of Commissioners to Reappoint Jim Hafner to the Coon Creek Watershed District Board of Managers
Sponsors: Erik Thorvig, City Manager

7.4. RES 26-47 Resolution to Adopt the 2025 Anoka County Multi-Jurisdiction Hazard Mitigation Plan
Sponsors: Brian Podany, Safety Services Manager/Police Chief

7.5. 2026-74 Motion Authorizing the Temporary Removal of Parking Restrictions for a Track and Field Event at Centennial Elementary School
Sponsors: Daniel Schluender, Director of Engineering

7.6. RES 26-48 Resolution Approving Plans and Specifications and Order Advertisement for Bids for the 2026 Meadowbrook Area Street Reconstructions - Phase 1, Improvement Project No. T2606
Sponsors: Daniel Schluender, Director of Engineering

7.7. 2026-75 Motion to Authorize the Mayor and City Manager to Enter into a Three-Year Contract with NEOGOV for the Core HR Module in the Amount of $53,444.85.
Sponsors: Scott Johnson, Director of Administrative Services

Councilmember Massoglia stated it appears this item would be funded through the reallocation of funds in the HR budget bad questioned what would be removed from the budget in order to cover this expense. Director of Administrative Services Scott Johnson explained the funds for this expense were originally allocated for implementing the CDL program. He reported the HR manager was able to reduce the expense and that city funds were available to cover the HR module noting the expense would be spread over the next three years.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to Authorize the Mayor and City Manager to Enter into a Three-Year Contract with NEOGOV for the Core HR Module in the Amount of $53,444.85.

Motion adopted unanimously.

8. 7:00 PM - Public Hearing and Items Published for a Certain Time

None.

9. Development Business

9.1. RES 26-12 Resolution Granting a Conditional Use Permit Amendment to Expand an Existing Auto Repair Business into an Adjacent Tenant Space in a Light Industrial (I-1) Zoning District at 1550 91st Avenue NE, #306. Minnesota Performance (Case File No. 25-0051/ACK)

Sponsors: Sheila Sellman, Community Development Director

Community Development Director Sellman stated this is a Conditional Use Permit (CUP) Amendment to expand an existing auto repair business into an adjacent tenant space in an I-1 zoning district. Staff provided the council with a detailed history of this property noting a CUP for auto repair was approved for Suite 307 in 2019. She commented in October of 2025 the property received a violation notice as it was apparent that the business had moved into the adjacent tenant space (Suite 306). Building inspections noted that a wall was taken out between the two suites without a building permit and a certificate of occupancy was not obtained for use of the other tenant space. It was noted the planning commission held a public hearing regarding this request and six public comments were received in opposition of the request stating there were concerns regarding noise, parking and outdoor storage. Staff reviewed the options for the city council stating the planning commission recommended approval of the request at their December 9, 2025 meeting.

Councilmember Newland stated based on the comments from staff and conversations he has had with the adjacent businesses, he supported denying the CUP amendment and revocation of the 2019 CUP.

Moved by Councilmember Newland, seconded by Councilmember Ford, to adopt a Resolution Denying a Conditional Use Permit Amendment to Expand an Existing Auto Repair Business into an Adjacent Tenant Space in a Light Industrial (I-1) Zoning District at 1550 91st Avenue NE, #306 and directing staff to begin the process to revoke the 2019 CUP.

Councilmember Massoglia stated he would defer to the Ward 1 councilmembers on this matter but was curious as to what burden was on the public given this was an industrial area that did not have residential neighbors. Ms. Sellman noted the packet included the six comments staff received from the adjoining tenants regarding concerns regarding noise, hours of operation and outdoor storage. She commented further on how the applicant expanded into another suite, did not apply for a building permit and did not request a CUP amendment.

Councilmember Newland said some of the comments he received from the neighboring businesses were specific to violations of the building association, which was separate from the city's ordinances. He indicated the problems were being exacerbated by the fact the applicant was storing vehicles in an adjoining businesses parking spaces which was creating parking issues. He explained he did not wish to delay the process and instead wanted to see the city take action to address the violations.

Councilmember Ford indicated he drove by the property today and noted it was difficult to tell who the cars belonged to. He questioned how staff determined that all the cars on the lot belonged to the applicant. Ms. Sellman reported some of the vehicles included their business logo then discussed how code enforcement investigated the remaining cars to see which business they belonged to. She indicated staff associated the inoperable vehicles with the applicant's business.

Councilmember Ford asked how many cars were currently being parked on the site by the applicant and how many were allowed. Ms. Sellman stated the applicant was not allowed to have any vehicles parked outside or overnight.

Councilmember Larson commented if Option 3 were to move forward, could the applicant reapply for a CUP with the proper conditions. Ms. Sellman reported the applicant could reapply for a CUP. She noted after speaking with the applicant, staff had suggested the applicant withdraw this request and reapply for a CUP, but the applicant chose to move forward with this CUP amendment.

Councilmember Fleming stated Option 3 would close a small business in the community, which was hard for her to support. She indicated she would like to hear from the business owner regarding the issues that have been raised by staff.

Mayor Pro Tem Robertson asked that the applicant come forward at this time.

Mr. Husain, 1550 91st Avenue NE - #306, explained he operated a performance shop and not a body shop. He indicated his property was zoned industrial and discussed how there was no specific parking for businesses and their employees. He understood something had to be done about the parking in order to assign parking spaces for the other businesses within the building. He reported it was very rare for cars to be stored outdoors overnight, because the vehicles were stored inside. He commented during working hours vehicles are stored outdoors. He stated it was never his intention to ignore the city's regulations, but rather noted this was a misunderstanding on his part. He reported once he was made aware of the city's concerns he complied with the city's regulations.

Councilmember Ford thanked the applicant for coming forward. He commented after hearing the comments of the council and the applicant he would not be able to support denial of the CUP amendment. He suggested the council move forward with option 2, which would deny the request and recommend the applicant resubmit the conditional use permit.

Councilmember Newland reported the motion on the table was to move forward with option 3. He indicated he chose this motion to expedite the solution.

Councilmember Larson stated if option 3 were to move forward the applicant could reapply for a conditional use permit with the proper items that were needed for the site.

Councilmember Fleming indicated option 2 would also allow for the applicant to reapply for the conditional use permit. Ms. Sellman reported this was the case and noted staff would suggest moving forward with option 2 if the council supported the applicant reapplying for the CUP because the applicant would then not have to vacate their space.

Councilmember Larson inquired if the city would incur any fines or costs if this item were to proceed to court. Ms. Sellman reported the city has contracts in place with the city attorney to address this matter if it were to go to court. Safety Services Director/Police Chief Podany reported the city has a flat fee prosecution contract in place to assist with these type of matters.

Councilmember Newland called the question.

Motion failed 3-3 (Councilmember Fleming, Councilmember Ford and Mayor Pro Tem Robertson opposed).

Mayor Pro Tem Robertson recommended Option 2 move forward at this time. She explained she valued businesses in the community. She encouraged the applicant to be a good neighbor and stated she wanted the applicant to be aware of the disruptions they were causing to the adjacent businesses. She asked how the CUP could be amended to ensure this business could thrive going forward while not adversely impacting the surrounding businesses. Ms. Sellman stated if the council were to move forward with Option 2, the council would have to have findings, which would include the violations to the CUP, the storage of vehicles outdoor, the zoning code violations, and the building code violations. She suggested the council make a motion for denial and to direct staff to continue the code enforcement initiatives on the site and once the applicant applies for the proper conditional use permit the city would halt the code enforcement actions because the applicant was trying to remedy the violations through the CUP.

Moved by Mayor Pro Tem Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Denying a Conditional Use Permit Amendment to Expand an Existing Auto Repair Business into an Adjacent Tenant Space in a Light Industrial (I-1) Zoning District at 1550 91st Avenue NE, #306 based on the violations that have occurred with Conditions 2, 3 and 5.

Motion adopted unanimously.

9.2. ORD 26-2601 Second Reading
Ordinance Approving Amendments to Residential Sections and Performance Standards of the City of Blaine Zoning Ordinance Regulating Accessory Dwelling Units. City of Blaine (Case File No. 26-0003/SAS)
Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman requested the council adopt an ordinance amendment to remove detached accessory dwelling units from city code.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to adopt the Second Reading of Ordinance No. 26-2601, Approving Amendments to Residential Sections and Performance Standards of the City of Blaine Zoning Ordinance Regulating Accessory Dwelling Units.

Councilmember Ford thanked staff for their efforts on this zoning ordinance amendment,

noting while the amendment came back per the direction of the majority of council, he would not be offering his support.

Motion adopted 5-1 (Councilmember Ford opposed).

10. Administration

10.1. ORD 26-2600 Second Reading
Ordinance Amending Chapter 90 - Vegetation Article III.- Shade Tree Management, Sec. 90-57. - Declaration of Nuisance and Sec. 90-62. Abatement Methods; Protection of Healthy Trees During Abatement
Sponsors: Kristofer Paulseth, City Forester

City Forester Paulseth stated council is asked to hold second reading and adopt an ordinance amending the vegetation section of city code to change how enforcement occurs for hazardous trees on private property. It was noted at the January 26, 2026, retreat, council provided direction to amend the ordinance to no longer require enforcement of hazardous trees on private property unless the tree poses a risk to public property. This proposed amendment would not change how the city enforces disease-related trees on both private and public properties. Ash trees would not fall under the disease tree code, as Emerald Ash Borer infestation is considered widespread. First reading for this ordinance was held on March 2 with no comments from council received.

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt the Second Reading of Ordinance No. 26-2600, Amending Chapter 90 - Vegetation Article III.- Shade Tree Management, Sec. 90-57. - Declaration of Nuisance and Sec. 90-62. Abatement Methods; Protection of Healthy Trees During Abatement.

Councilmember Massoglia asked what trees would be impacted by this ordinance. Ms. Paulseth explained any tree that has a fall zone that could impact a city sidewalk or city street. He indicated front yard trees would be eligible for enforcement as a hazard. He stated the city easement is 15 feet from the back of the curb and trees within the right of way were the city's responsibility. He commented behind this, 15 feet was private property and the city will enforce if these trees were tall and could impact a city street or city sidewalk.

Motion adopted unanimously.

10.2. ORD 26-2603 Second Reading
Ordinance Approving the Sale of a Portion of Outlot A Club West 9th Addition to MnDOT for the Highway 65 Project
Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman requested the council adopt an ordinance approving the sale of a portion of city owned land for Trunk Highway 65 right-of-way.

Moved by Councilmember Newland, seconded by Councilmember Ford, to adopt the Second Reading of Ordinance No. 26-2603, Approving the Sale of a Portion of Outlot A Club West 9th Addition to MnDOT for the Highway 65 Project.

Councilmember Newland questioned where the proceeds from this land sale would be placed. Finance Director Zimmerman explained the funds would be directed into a fund at the discretion of the city council. He reported staff would suggest the funds be placed in the strategic priorities fund. City Manager Thorvig stated the council would be discussing this matter in further detail at a future workshop meeting.

Motion adopted unanimously.

10.3. RES 26-39 Resolution Accepting a Bid from Sir Lines-A-Lot, LLC in the Amount of $115,409.12 for the 2026 Pavement Markings Project, Improvement Project No. 26-03

Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender requested the council accept a Bid for the 2026 Pavement Markings Project on various streets, Improvement Project No. 26-03 and award a contract in the amount of $115,409.12 to Sir Lines-A-Lot, LLC. This is an annual project that the city contracts to keep the pavement markings in a highly visible condition to meet the current reflectivity standards. Bids were received electronically at 2:00PM, March 5, 2026, for Project No. 26-03. One received in the amount of $115,409.12. Bids have been checked and tabulated, and it has been determined that Sir Lines-A-Lot, LLC of Edina, Minnesota is the lowest bidder. The Engineering Department has worked with Sir Lines-A-Lot, LLC on previous contracts. Staff recommends that the low bid be accepted, and a contract be entered into with Sir Lines-A-Lot, LLC. City Council is also asked to approve a 5% contingency to bring the total project budget to $121,179.58. The funding source for this project is listed in the street maintenance portion of the General Fund and there is $135,000 identified in the 2026 budget.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to adopt a Resolution Accepting a Bid from Sir Lines-A-Lot, LLC in the Amount of $115,409.12 for the 2026 Pavement Markings Project, Improvement Project No. 26-03.

Councilmember Newland inquired why the city only received one bid for this project. Mr. Schluender stated the city advertised this project in the same manner as was done last year and that currently only one contractor was providing striping services in the metro area.

Motion adopted unanimously.

11. Other Business

None.

12. Adjournment

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to adjourn the meeting at 7:54PM.

Motion adopted unanimously.

City of Blaine
Staff Report

File Number: 2026-82

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: - Cathy Sorensen, City Clerk

Agenda Item # 7.3

Approve 2026-2027 Kennel Licenses

Executive Summary

Council is asked to approve the kennel licenses listed below. These licenses will allow applicants to board, groom and shelter domestic animals in a clean, safe and humane manner.

Background

The following businesses recently submitted online applications to renew their existing kennel license.

Elfie Shea	Christine Rowan
Elfenbein Samoyed Kennels	Stone Mountain Pet Lodge LLC
12339 Radisson Road NE	9935 Radisson Road NE
Blaine, MN 55449	Blaine, MN 55449
Aimee Dickhaus	Thomas Carroll
PetSuites	Blaine Kennels
9983 Ulysses Street NE	10193 Flanders Street NE
Blaine, MN 55434	Blaine, MN 55449

All submitted kennel applications include the applicable fees along with required documents, including the kennel inspection reports. The licensing period for kennels is May 1, 2026 through April 30, 2027.

The licenses are contingent upon the Animal Control Division of the Police Department completing the kennel inspections for the above-listed kennels and verifying that no complaints have been received in the past year that would prohibit renewal of the above licenses.

Strategic Plan Relationship

This item relates to the growth of management strategic priority in the 2023-2026 strategic plan by providing additional opportunities for businesses to thrive while ensuring safe practices are employed.

Board/Commission Review

N/A

Financial Impact

Issuance of the licenses, including background investigations, are included in the license fee adopted by city council.

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve the kennel licenses listed above.

Attachment List

None

City of Blaine
Staff Report

File Number: 2026-83

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: - Cathy Sorensen, City Clerk

Agenda Item # 7.4

Approve 2026-2027 Vending Truck Licenses

Executive Summary

By motion, approve the 2026-2027 vending truck licenses.

Background

The following individuals recently submitted applications and required documents to renew their existing vending truck licenses:

- John Petsuch, The Treat Truck
- Faisal Kazar, Faisal Ice Cream

The Blaine Police Department has conducted background investigations for the above applicants. Issuance of licenses is contingent upon meeting all requirements of the license. If approved, the licenses will be in effect from May 1, 2026 – April 30, 2027.

Strategic Plan Relationship

This item relates to the growth of management strategic priority in the 2023-2026 strategic plan by providing additional opportunities for businesses to thrive while ensuring safe practices are employed.

Board/Commission Review

N/A

Financial Impact

Issuance of the licenses, including background investigations, are included in the license fee adopted by the city council.

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve the vending truck licenses listed above.

Attachment List

None

City of Blaine
Staff Report

File Number: RES 26-66

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Resolution

Approval of Consent Agenda: -

Agenda Item # 7.5

Resolution Declaring Surplus Property and Authorizing Sale, Donation, or Disposal

Executive Summary

Per city policy, surplus property must be declared as such by resolution prior to the sale, disposal, or donation of the items.

Background

Various departments within City Hall have compiled a list of items that have been determined to be outdated, obsolete, or no longer useful for City operations. Consistent with established City policy and the requirements of Minnesota Statutes §471.85 (disposal of surplus property) and §471.3459, the City may dispose of surplus personal property through the following methods:

- Disposal by public auction
- Disposal by donation
- Disposal by trash if the item is deemed to have no value

All items were first evaluated for possible reuse by other City departments. No other departments have a current or foreseeable need for any of the listed items.

Strategic Plan Relationship

Board/Commission Review

N/A

Financial Impact

Proceeds from any sale shall be deposited into the specific fund from which the item was initially acquired.

Public Outreach/Input

N/A

Staff Recommendation

By resolution, declare surplus property and authorize the sale, donation, or disposal of unused assets.

Attachment List

1. Exhibit A - Surplus List

City of Blaine

Signature Copy
Resolution: RES 26-66

Resolution Declaring Surplus Property and Authorizing Sale, Donation, or Disposal

WHEREAS, various City departments have identified certain personal property as outdated or no longer useful to the City; and

WHEREAS, each item was first evaluated for possible reuse within other City departments and determined not to be needed; and

WHEREAS, the items are listed on Exhibit A attached hereto and incorporated by reference; and

WHEREAS, City policy and Minnesota Statutes §§ 471.85 and 471.3459 authorize the disposal of surplus personal property by public auction, donation, or disposal as trash when the item has no value; and

WHEREAS, it is in the best interest of the City to declare the listed property surplus and to authorize its disposal in accordance with the foregoing statutes and policy.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine, Minnesota, as follows:

1. The personal property listed on Exhibit A is hereby declared surplus to the needs of the City and no longer required for public purposes.

2. Staff is hereby authorized and directed to dispose of the surplus property using any one or combination of the following methods:
    - Public auction
    - Donation to qualifying nonprofit organizations
    - Disposal as trash for any item deemed to have no value

3. Staff is further authorized to execute all documents and take all actions necessary to accomplish the approved disposal(s), including execution of any transfer or donation documents.

4. Any proceeds received from public auction shall be deposited into the General Fund as miscellaneous revenue.

PASSED by the City Council of the City of Blaine this 6th day of April, 2026.

City of Blaine

Suplus Property Report

Date Submitted

April 6, 2026

Department

Administration & Public Works

Item Description	Fair Market Value
3-drawer 15" cabinet (qty 2)	$10.00
2-drawer 30" cabinet (qty 3)	$15.00
3-drawer 42" cabinet (qty 3)	$30.00
4' round table	$10.00
24" key cabinet (qty 3)	$15.00
3' bulletin board	$5.00
Office stool	$5.00
SiriusXM wi-fi station (qty 2)	$220.00
Under desk computer mount (qty 14)	$140.00
Plastic sign holders (qty 50)	$50.00
Attendance counters (qty 5)	$70.00
8' conference room tables (qty 10)	$250.00

City of Blaine
Staff Report

File Number: RES 26-50

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Resolution

Approval of Consent Agenda: - Sheila Sellman, Community Development Director

Agenda Item # 7.6

Resolution Granting Final Plat Approval to Create 11 Lots and one outlot to be Known as Northtown Villas at 9011 and 9021 University Avenue NE and 120 90th Lane NE. Ranger Development (Case File No. 26-0009/SAS)

Executive Summary

Final plat approval for 11 lots and one outlot. Eight twin home lots and 3 detached villa lots.

Background

Planning Commission Public Hearing	11/12/25
City Council (Preliminary Plat)	12/01/25
City Council (Final Plat)	04/06/26
Action Deadline	05/11/26

Staff report prepared by Sheila Sellman, Community Development Director, and Teresa Barnes, Project Engineer

The final plat is consistent with the approved preliminary plat, Resolution No. 25-182.

Evaluation of Request
Planning Analysis
A preliminary plat was approved in December 2025 to create 8 twin homes and 3 detached single-family villa lots as infill redevelopment in the Northtown Area.

Zoning
The site was rezoned to Development Flex in 2025.

Land Use Designation

The subject site is designated Medium Density Residential/Community Commercial (MDR/CC) in the City's Comprehensive Land Use Plan. The MDR designation is for townhomes, quads, and triplexes with a density of 6-12 units an acre. The proposal meets this designation: twin homes and detached villas and a density of 7.7 units/acre.

Existing Conditions
The site is currently made up of three parcels with frontage on University Ave, 90th Lane and 3rd Street. The site has no buildings and there is a billboard on the southern lot.

History
The EDA acquired the subject parcels in separate real estate transactions in 2008 and 2012. The parcels contained a gas station and retail building which have since been demolished. The EDA acquired the properties in anticipation of redevelopment of the entire commercial area north of 89th Avenue and east of University Avenue. The EDA sold this land to developer in December 2025. A preliminary plat, rezoning and conditional use permit were approved in December 2025 for 4-twin homes and 3 detached villas.

Plat
The proposed plat has 11 lots and one outlot. The lots range in size from ~4,636 square feet (twin homes) to 7,940 square feet. There are no minimum lot sizes in the DF zoning district. This range is typical for detached townhomes.

Setbacks
Front yard: 18 feet
Side yard: 5 feet
Corner side yard: 10 feet
Rear yard: 30 feet
Zero lot line for twin homes

Landscaping
The submitted landscpae plan meets rquirements.

Tree Preservation
Approximately 0.5 acres will be disturbed during construction of the development, and the City’s tree preservation requirement includes replacing 8 trees per acre for all disturbed portions. Based on the amount of disturbed area, 4 trees are required to meet the tree replacement standards. The replacement trees will be part of the landscape requirements and has been met.

Park Dedication
As part of the sale it was agreed that the 2025 Park dedication rate will apply to this plat. The total park dedication for 11 lots is $53,834. This fee must be paid prior to releasing the plat mylars for recording.

Engineering Analysis
Grading/Storm Drainage
The developer is proposing to grade the entire site as shown in the Coon Creek Watershed District (CCWD) and city approved grading, drainage, erosion protection and sediment control plans as prepared by the developer's engineer. The plans include existing drainage patterns (contours) with flow

arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

For each lot a house is proposed to be constructed, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Developer shall explore water sources for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The developer will need to submit the project to the Coon Creek Watershed District. Review, approval and permits are required prior to city plan approval and start of site work.

Access/Street Design/Sidewalks/Trails

The development is proposing construction on 11 lots that will have driveway access to 90th Lane NE and 3rd Street NE.

The development will be required to construct the required right-turn lane for northbound University Avenue NE at 90th Lane as per the plan approved by Anoka County.

The existing trail shall be adjusted to accommodate the turn lane and be constructed in accordance with current city standards along the east side of University Avenue NE.

Easements/Right-of-way/Permits

The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of infiltration trenches, drainage swales, and storm water management ponds as depicted on the preliminary plat.

The developer has provided access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10-feet wide and allow for vehicular

access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. The Planning Commission does not review final plats.

Financial Impact

Not applicable.

Public Outreach/Input

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments

City of Blaine

Signature Copy
Resolution: RES 26-50

Resolution Granting Final Plat Approval to Create 11 Lots and one outlot to be Known as Northtown Villas at 9011 and 9021 University Avenue NE and 120 90th Lane NE. Ranger Development (Case File No. 26-0009/SAS)

WHEREAS, an application has been filed by Ranger Development, Case File No. 26-0009 for a final plat known as Northtown Villas; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

The West 120 feet of Lot 1, Block 3, OAK TERRACE, Anoka County, Minnesota.

AND

Lot 1, Block 3, OAK TERRACE, except the west 120 feet thereof, Anoka County, Minnesota.

AND

Lot 2, Block 3, "OAK TERRACE", Anoka County, Minnesota except that part thereof described as follows: Commencing at the Northwest corner of said Lot 2; thence East along the North line of said Lot to the East line thereof; thence South along said East line 165 feet, thence West parallel to said North line to the West line of said Lot 2; thence North to the point of beginning;

And also that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Southwesterly corner of Lot 2, Block 3, "OAK TERRACE"; thence South on the extension Southerly of the West line of said Lot 2 to the intersection with the Northeasterly right of way of US Highway No. 10 as contained in the Amended Final Certificate dated March 28, 1947, recorded August 20, 1947 in the office of the Anoka County Recorder as Document No. 122859, thence Southeasterly along said right of way to the intersection with the North line of the South 20 acres of said Southwest Quarter of the Northwest Quarter; thence Easterly along said North line to the intersection with the extension South of the East line of Lot 2, Block 3, "OAK TERRACE", thence North along said extension 1.45 feet to the Southeast corner of said Lot 2, thence West along the South line of Lot 2 a distance of 3.47 feet, thence Northwesterly along the Southwesterly line of Lot 2 to the point of beginning;

Excepting from both of the described parcels the following described parcel that part of Lot 2, Block 3, "OAK TERRACE", and that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "OAK TERRACE"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its intersection with the Northeasterly right of way of U.S. Highway No. 10, thence Southeasterly along said right of way to its

intersection with the South line of Lot 1, Auditor's Subdivision No. 143, thence Easterly along said South line of said Lot 1 to the Southeast corner of said Lot 1; thence Northerly along the East line of said Lot 1 to the Northeast corner of said Lot 1, thence Westerly along the North line of said Lot 1 to the Southwest corner of Lot 3, Block 3, "OAK TERRACE"; thence Northerly along the West line of said Lot 3 to the point of beginning.

Excepting the West 27 feet therefrom and also excepting Parcel 2 of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70. Subject to Easements 2PE-1 and 2PE-2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70.

AND

That part of Lot Numbered Two (2), Block Numbered Three (3), "OAK TERRACE", Anoka County, Minnesota, that is described as follows:

Commencing at the Northwest corner of said Lot Numbered Two (2) and proceeding thence East along the North line of said lot to the East line thereof, proceeding thence South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first course to the West line of said Lot Numbered Two (2); proceeding thence North along said West line to the point of commencement.

Excepting the West 27 feet therefrom and also excepting Parcel 2 of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70. Subject to Easements 2PE-1 and 2PE-2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70.

WHEREAS, the Blaine City Council granted preliminary plat approval on December 15, 2025, subject to the conditions as contained in Blaine City Council Resolution No. 25-182; and

WHEREAS, the final plat is in general conformance with the approved preliminary plat.

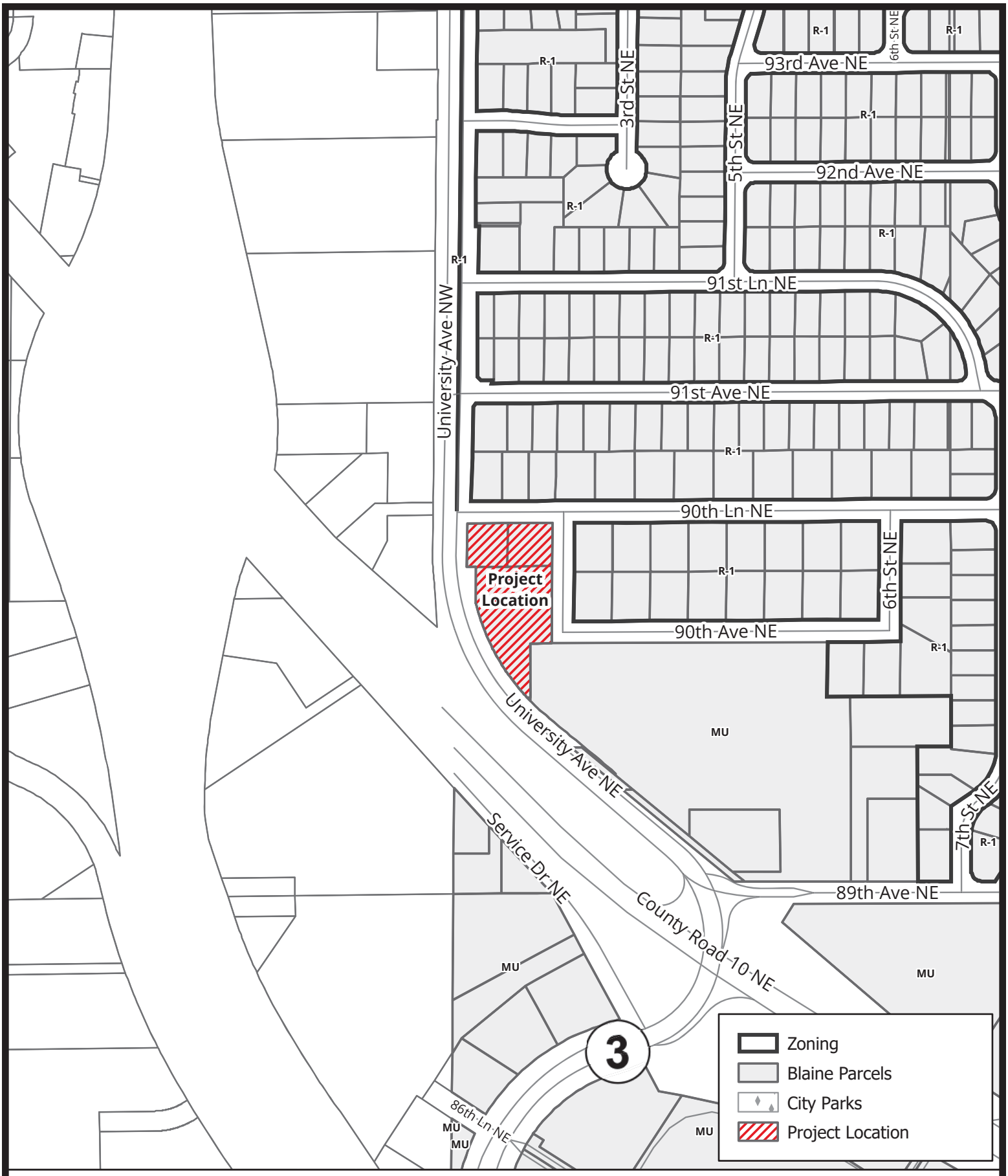
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Northtown Villas per Section 74-47 of the subdivision regulations is hereby granted subject to the listed conditions.

NOW, THEREFORE, BE IT FURTHER RESOLVED The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Northtown Villas.

1. Park dedication of $53,834 prior to releasing the plat mylars for recording at Anoka County.
2. Each lot in the development is required to have the standard two trees with a minimum of 2½-inch caliper per lot, one in the front yard and one in the rear yard. Corner lots shall contain an additional yard tree.
3. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
4. The development will be required to construct the required right-turn lane along University Avenue NE, as per the plan set as approved by Anoka County, and adjust the existing trail to meet city standards.

5. Execution and recording of a Site Improvement Performance Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
6. Developer to obtain a Coon Creek Watershed District (CCWD) permit and submit a copy to the city prior to any site work.

PASSED by the City Council of the City of Blaine this 6th day of April, 2026.



Case File No. 26-0009
Northtown Villas

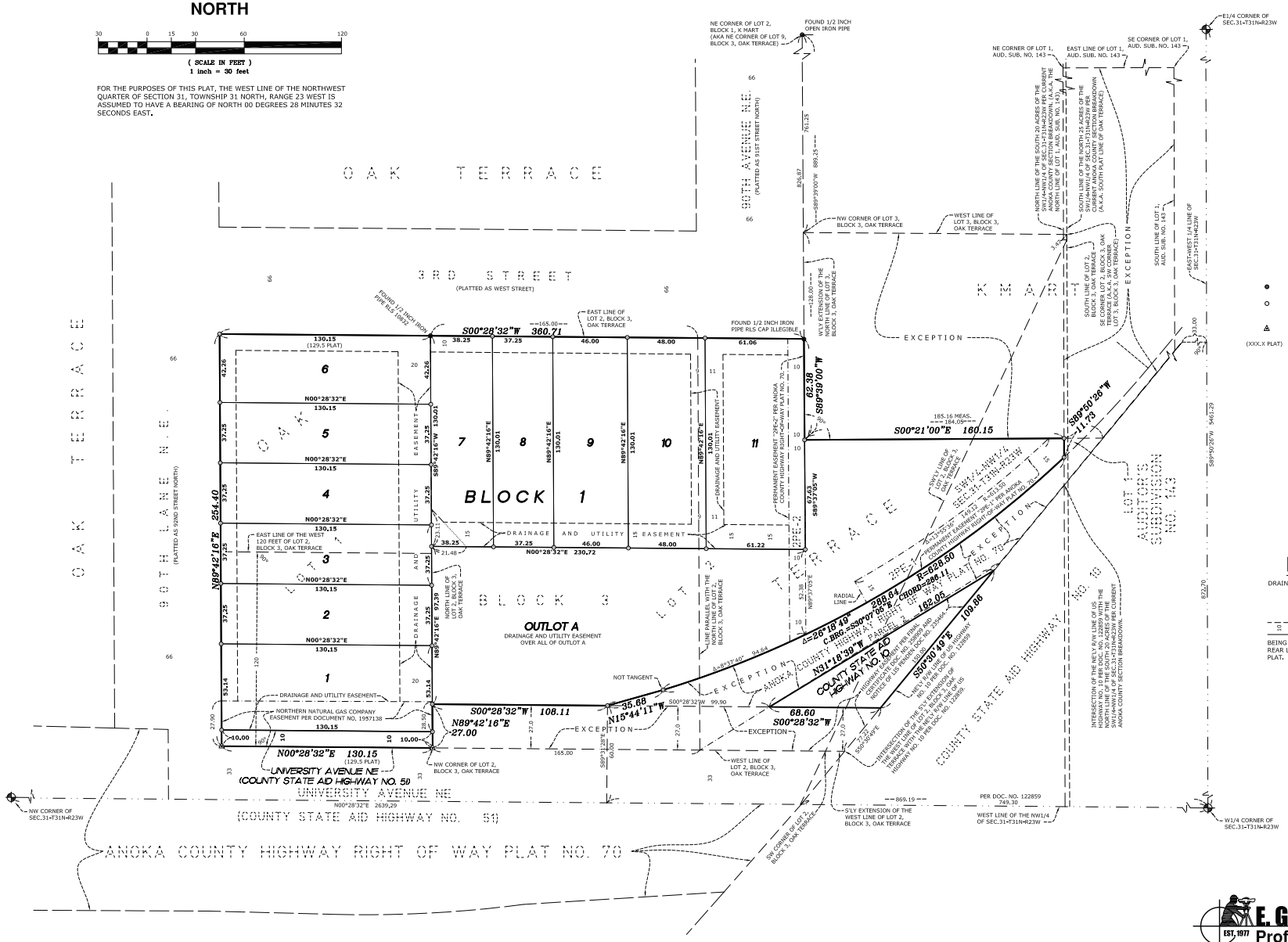
BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

PRELIMINARY COPY
AS OF 02-25-2026

NORTHTOWN VILLAS

City of Blaine
County of Anoka
Sec. 31, T31, R23



LEGEND

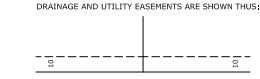
- ● DENOTES IRON MONUMENT FOUND AS LABELED.
- ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 25343.
- ◬ DENOTES SET PK NAIL
- (XXX.X PLAT) DENOTES DIMENSION AS SHOWN ON THE RECORDED PLAT OF OAK TERRACE.

BOUNDARY NOTE

THE PROPERTY DESCRIPTION DESCRIBES AN EXCEPTION GAP BETWEEN THE PLAT OF OAK TERRACE AND LOT 1, AUDITOR'S SUBDIVISION NO. 143. NO MONUMENTS WERE FOUND FOR SAID LOT 1, BASED ON THE CURRENT ANOKA COUNTY SECTION BREAKDOWN AND THE UNDERLYING DESCRIPTIONS, IT APPEARS TO CREATE AN OVERLAP VERSES A GAP.

EASEMENT DETAIL

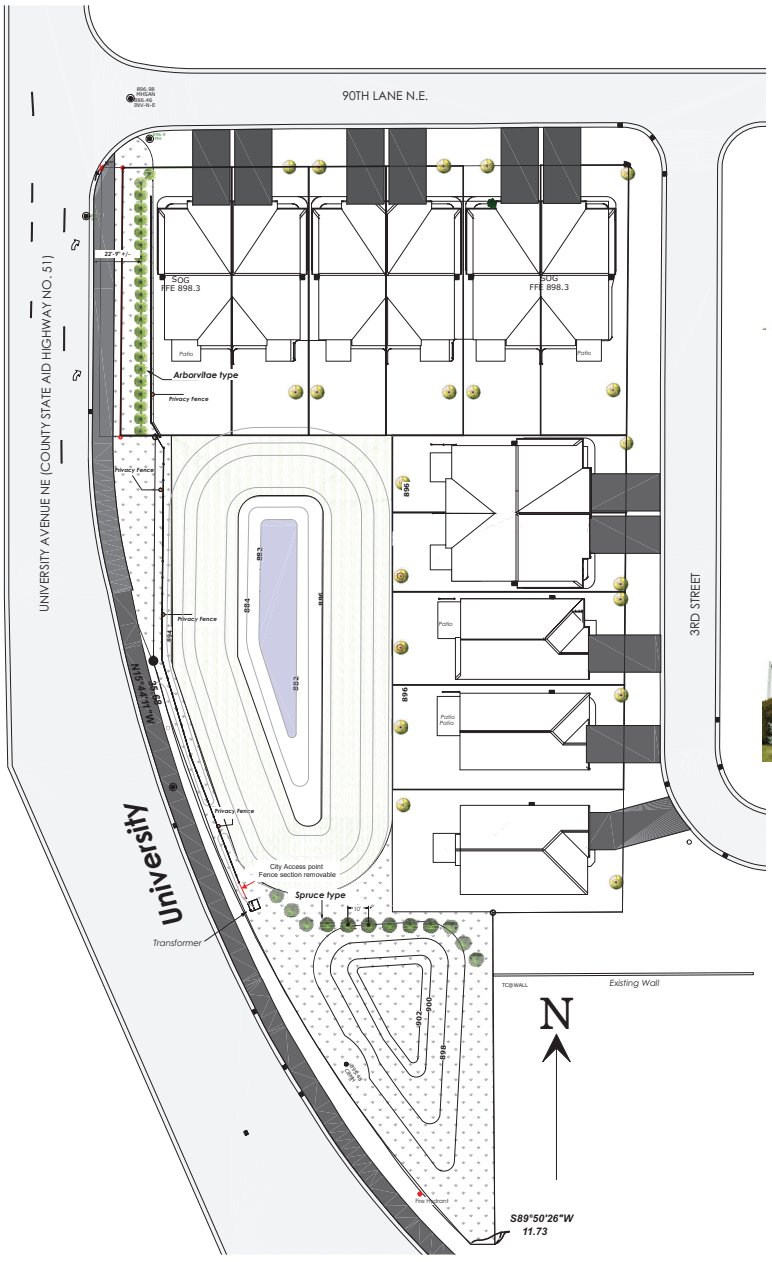
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING FRONT AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors

SHEET 2 OF 2 SHEETS



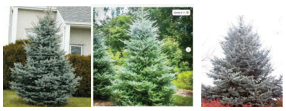
PRIVACY FENCE (6' tall Vinyl)

FENCE SCHEDULE	
LOCATION	Total Length
Lot 1	117'
Outlot	224'
Totals:	341'

Seeded area

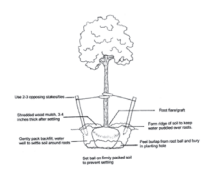
DICIDOUS TREES				
SYMBOL	Qty	Common Names	SIZE	ROOT
	20	Boulevard tree - Bur Oak, Basswood, Hackberry, Linden	2.5 CALIP. Builder to plant	B&B
Totals:	20			

CONIFEROUS TREES					
SYMBOL	Qty	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	12	Black Hills, Colorado , Myer, Norway Spruce - Balsam Fir,	Picea glauca	8-10'	B&B
	22	American Arborvitae	Thuja occidentalis	7-8'	B&B
Totals:	34				



Spruce Trees

Arborvitae type



LANDSCAPE PLAN
1 in = 30 ft

Developer:
RANGER DEVELOPMENT
4247 117th Ave. NE Blaine MN. 55449
763.242.3706 hedberghomes@hedberghomes.com

NORTHTOWN VILLAS
BLAINE, MN

SHEET INDEX	
page #	Description
1	

LANDSCAPE PLAN

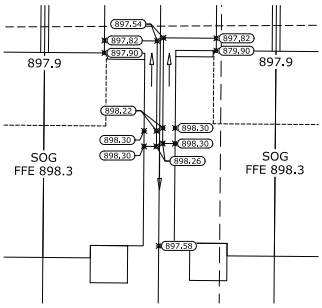
REVISION TABLE	
DATE	DESCRIPTION

DATE: 3-10-26

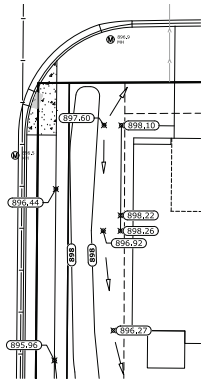
SHEET: P-1-1

GENERAL NOTES

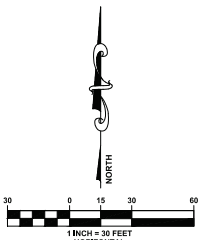
1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL GOPHER STATE ONE CALL AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

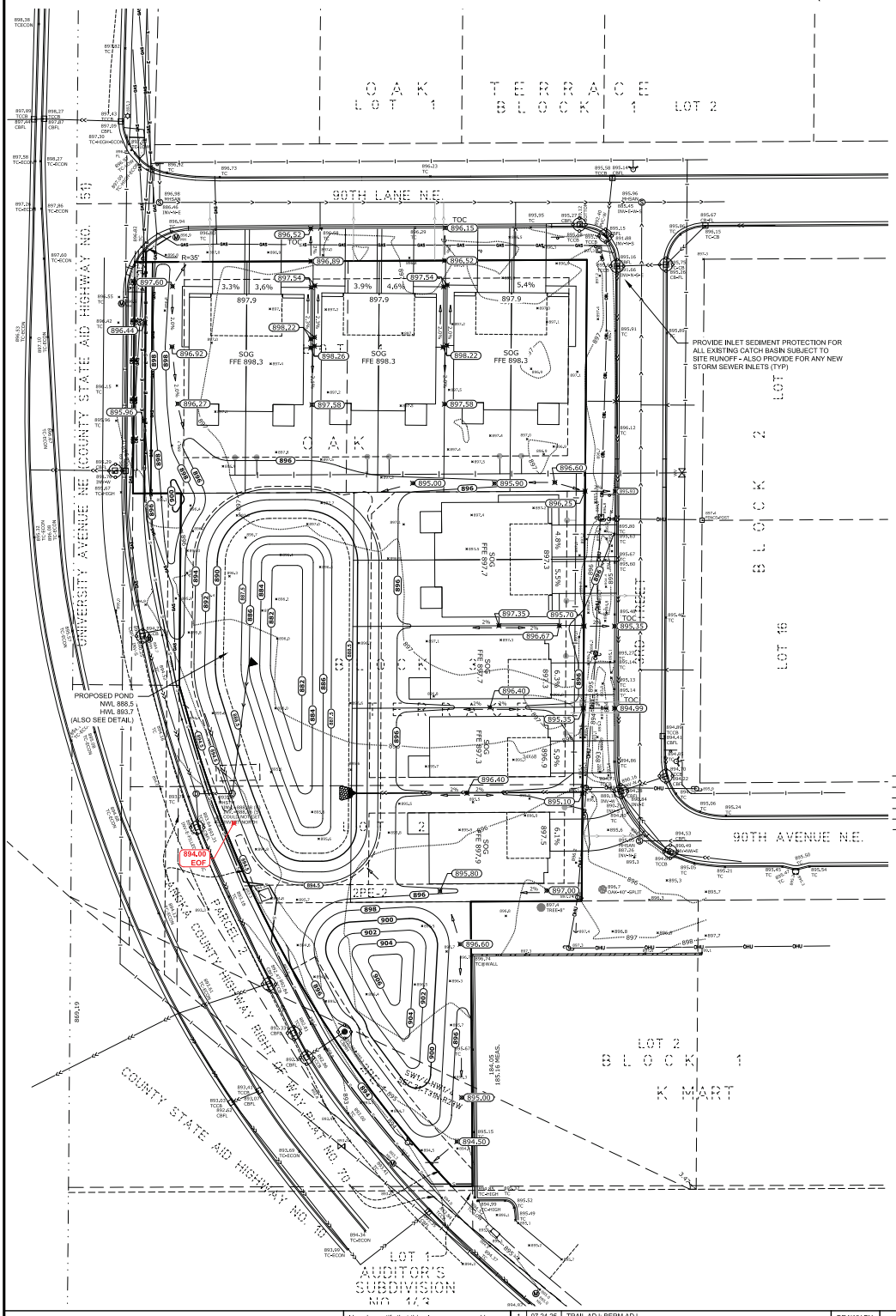


TYPICAL GRADING BETWEEN TWIN HOMES
SCALE = 1:20 (THIS DETAIL ONLY)



GRADING WEST OF LOT 1
SCALE = 1:20 (THIS DETAIL ONLY)





LEGEND

- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAINTILE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FLARED-END SECTION
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED BIOROLLS
- PROPOSED INLET PROTECTION
- PROPOSED RIP-RAP

Know what's **below.**
Call before you dig.

NORTHTOWN VILLAS
BLAINE, MN

GRADING, DRAINAGE & ESC PLAN

PREPARED FOR: RANGER DEVELOPMENT

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

ADAM FINKEL
Date: 01.28.2026 License No. 43963

NO.	DATE	DESCRIPTION
1	07.24.25	TRAIL ADJ; BERM ADJ
2	08.29.25	CCWD COMMENTS
3	09.30.25	SITE LAYOUT ADJUSTMENTS
4	01.13.26	MINOR GRADING REVISIONS
5		
6		
7		
8		

DRAWN BY: AG
JOB NO: 25-2205
CHECK BY: MQA
DATE: 07/11/25

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
SITE PLANNING & ENGINEERING
PHONE: (651) 361-8210
FAX: (651) 361-8701

SHEET
C1.1

S:\PLOWE\CAD\25PRO\2205 HEDBERG HOMES (BLAINE)\2205 CAD\2205 BASE 3.DWG
Wednesday, January 28, 2026 2:30:53 PM

City of Blaine
Staff Report

File Number: 2026-84

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Ordinance

Approval of Consent Agenda: - Sheila Sellman, Community Development Director

Agenda Item # 7.7

Motion to Repeal an Interim Ordinance for a Moratorium on Accessory Dwelling Units, Ordinance 25-2577 (City of Blaine)

Executive Summary

Upon adoption of the updated ordinance to Residential Sections and Performance Standards of the City of Blaine Zoning Ordinance Regulating Accessory Dwelling Units, the interim ordinance establishing a moratorium on accessory dwelling units is no longer necessary.

Background

On June 2, 2025, the Council adopted an interim ordinance placing a moratorium on accessory dwelling units (ADUs). The moratorium was necessary for the city to conduct a study on amendments to official controls related to attached and detached accessory dwellings. The moratorium is set to expire on June 2, 2026, however, it can be repealed prior if the necessary code changes have been approved.

An ordinance amendment was recommended for approval by the Planning Commission on February 10, 2026, and adopted by the City Council on March 16, 2026. Since this ordinance has been adopted, there is no need for the moratorium to remain in place.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

Planning Commission does not review interim ordinance repeals.

Financial Impact

Not applicable.

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, repeal Ordinance 25-2577 repealing the interim ordinance for a moratorium on accessory dwelling units.

Attachment List

1. ORD 25-2577

City of Blaine

Signature Copy

Ordinance:

Motion to Repeal an Interim Ordinance for a Moratorium on Accessory Dwelling Units, Ordinance 25-2577 (City of Blaine)

City of Blaine

Signature Copy

Ordinance: ORD 25-2577

Second Reading

Adopt an Interim Ordinance for a Moratorium on Accessory Dwelling Units (Case File No. 25-0018/SAS)

WHEREAS, In 2021 the City adopted and ordinance regulating accessory dwelling units; and

WHEREAS, One conditional permit application has been made for a detached accessory dwelling unit and was denied; and

WHEREAS, at the May 5, 2025, City Council meeting the Council discussed the intent of the accessory dwelling unit ordinance and determined the current regulations do not align with the original intent ; and

WHEREAS, the council has concerns with the current regulation of accessory dwelling units as it relates to zoning districts, location, lot size and other requirements; and

WHEREAS, pursuant to Minnesota Statute Sections 462.355, Subd. 4., the City has the authority to establish an interim ordinance that regulates, restricts or prohibits any use, development or subdivision within the City or a portion thereof; for up to one year, while the City is conducting a study, has authorized a study to be completed, or has scheduled a hearing to consider the adoption of the comprehensive plan or official controls; and

WHEREAS, the health, safety and welfare of the residents of Blaine will be enhanced by preventing further applications related to accessory dwelling units until the study of the issue is complete.

NOW, THEREFORE, THE CITY OF BLAINE DOES ORDAIN:

1. The City will be conducting a study on amendments to official controls related to attached and detached accessory dwellings. Pursuant to the authority granted by Minnesota Statute 462.355, Subd. 4, the City hereby adopts an interim ordinance placing a temporary moratorium on the filling and consideration of applications for new construction, conditional use permits, variances, and building permits for attached and/or detached accessory dwelling units.
2. The moratorium shall not apply to previously submitted requests for accessory dwelling units prior to May 19, 2025.
3. The City shall not grant approval of any application for new construction, conditional use permits, variances, and building permits for attached or detached accessory dwelling units until June 2, 2026, unless submitted prior to May 19, 2025.
4. This interim ordinance shall be in full force and effect after its adoption and publication as required by law.

INTRODUCED and read in full this 19th day of May, 2025.

PASSED by the City Council of the City of Blaine this 2nd day of June, 2025.

Signed by _____
Tim Sanders, Mayor

Signed by _____
Cathy Sorensen, CMC, City Clerk

City of Blaine
Staff Report

File Number: 2026-85

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: - Nick Fleischhacker, Public Works Director

Agenda Item # 7.8

Motion to Approve Repairs to Well 11 by Bergerson-Caswell

Executive Summary

Well 11 experienced a failure requiring removal and inspection of the pump and associated components. The inspection determined the pump, column pipe, and check valve must be replaced due to corrosion, while the well casing, motor, and electrical components remain in acceptable condition. Bergerson-Caswell has provided a quote of $70,967 to complete the repairs, which will be funded through the Water Division Source and Storage Budget – Professional Services.

Background

Well 11 experienced a failure that required the pump, motor, column, and other associated components to be pulled for inspection and repair. Bergerson-Caswell, one of the City's well drilling and maintenance contractors, was contacted to perform this work.

Bergerson-Caswell evaluated the removed components and provided a report to City staff. City staff and Bolton & Menk staff reviewed the report and also conducted an on-site inspection to view the condition of the pump and associated parts. Based on the evaluation, it was determined that several of the removed components would need to be replaced.

A camera inspection of the well casing found the well structure to be in acceptable condition. The well motor and associated electrical wiring were also determined to be in acceptable condition. The pitless header located underground shows signs of corrosion and erosion but can remain in service until a future replacement is scheduled.

However, the well pump, column pipe, and check valve show significant corrosion and erosion and cannot be reused.

Bergerson-Caswell has submitted an invoice for the work performed to date, along with an estimate for the repairs required to return the well to service. The cost of these repairs is $70,967 and will be funded through the Water Division Source and Storage Budget – Professional Services budget line, which had an available balance of $104,770 as of March 13, 2026.

Strategic Plan Relationship

This project aligns with the City's strategic priority of Infrastructure Management by ensuring sustained performance and reliability of the water supply system.

Board/Commission Review

N/A

Financial Impact

The cost of these repairs is $70,967 and will be funded through the Water Division Source and Storage Budget – Professional Services budget line, which had an available balance of $104,770 as of March 13, 2026.

Public Outreach/Input

N/A

Staff Recommendation

Staff recommends by motion to approve the Well 11 repair work by Bergerson-Caswell in the amount of $70,967, to be funded from the Water Division Source and Storage Budget – Professional Services budget line.

Attachment List

1. Well 11 Repair Quote 2026
2. Well 11 Inspection Report 2026

BERGERSON - CASWELL INC.
5115 INDUSTRIAL STREET
MAPLE PLAIN, MN 55359

Telephone: (763)479-3121
Fax: (763)479-2183
bergersoncaswell.com

Date: 3/17/2026
Project: C/O Blaine Well 11
Project Address: 4601 Ball Rd NE,Circle Pines, MN 55014
Attention: Chris Imdieke

Scope of Work

Well # 11 is spraying water at the sample port.
Pull complete pump and transport to BC shop for disassembly and inspection.
Provide complete inspection report and reccomended repairs.
Downhole well video survey
Pump replacement (Goulds 12CMC-6 stage - same as existing)
8" column pipe replacement
8" check valve replacement
Shop labor (minor component cleaning)
Transportation, installation, and start-up

Bid Line	Description	Qty	Unit Price	Extended Price
1	Pull, Transport, Disassemble, Inspect, & Report	1	$ 4,491.00	$ 4,491.00
2	Well Video Survey	1	$ 2,214.00	$ 2,214.00
3	Pump Replacement (Goulds 12CMC-6 Stage)	1	$ 26,729.00	$ 26,729.00
4	8" Column pipe replacement - Coated ID & OD	180	$ 141.00	$ 25,380.00
5	8" Check valve replacement	1	$ 4,982.00	$ 4,982.00
6	Shop Labor	16	$ 158.00	$ 2,528.00
7	Install and start-up	1	$ 4,643.00	$ 4,643.00
			Extended Total	**$ 70,967.00**

Accepted By:

_____
Customer Signature

Submitted By:

_____
Jason Popko
Project Manager

ADDITIONAL TERMS AND CONDITIONS

1. Any questions concerning this invoice must be reported to our office within 10 days or invoice will be valid as billed.

2. Mechanic's Lien Notice. Minnesota law requires that we provide you with the following mechanic's lien notice:
"ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.
UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE."

3. Security Agreement/Right of Re-Entry. Customer grants to Bergerson-Caswell a security interest under the Uniform Commercial Code in all materials and products installed by Bergerson-Caswell, and the proceeds from the sale of these materials and products. Customer grants Bergerson-Caswell a right to re-enter the property and to repossess the materials and products installed, regardless of whether or not they are affixed to the land or structure, which right shall continue until Bergerson-Caswell has been paid in full for the materials and labor provided.

4. Payment Terms, Service Charges and Costs of Collection. Customer agrees to pay Bergerson-Caswell in full within the terms listed on the invoice. Service charges will accrue on all outstanding balances, commencing the day after the date of the invoice, at the rate of 18% per annum, or such lower rate as may be determined to be applicable under the provisions of state and federal law. A service charge of $30 will be imposed immediately on any dishonored check. In the event of Customer's default in payments due under the terms and conditions of this Contract, Customer agrees to pay all actual and prospective attorney fees or other costs of collection at any time paid or incurred by Bergerson-Caswell. These costs and expenses will be due and payable whether or not incurred in connection with a court action.

5. Guaranteed Price/Final Price. Price estimates contained in this Contract and standard prices found on the list of additional items, are guaranteed for 21 days after the date hereof. Customer agrees to pay such additional charges as may arise from price increases occurring beyond 21 days after the date hereof, additional items selected by the Customer, or additional per foot charges if the depth of the well exceeds the estimate.

6. Risk of Loss -- Delays. Risk of loss shall pass to Customer when the products or materials are installed at the job site. Bergerson-Caswell shall not be responsible for performance failures due to strikes, wars, accidents, acts of God, labor, transportation, or other causes beyond its reasonable control. Under no circumstances will Bergerson-Caswell be responsible for any damages growing out of or owing to any delay of any kind whatsoever.

7. Warranties, Disclaimer, and Exclusions. Bergerson-Caswell's exclusive liability under this Contract is limited to the repair or replacement, at Bergerson-Caswell's option, of substantially defective goods or materials. Bergerson-Caswell's obligation under this exclusive remedy shall terminate 365 days after installation unless Customer, within that 365 days, gives Bergerson-Caswell written notice of defects. This Contract is made upon the express understanding that there are not implied warranties of merchantability and fitness for a particular purpose which are applicable to this transaction. These implied warranties, and all other warranties, expressed or implied, except as specifically provided in this contract, are excluded from this transaction and shall not apply. Bergerson-Caswell shall not be liable for any consequential or incidental damages.

8. Acceptance or Rejection. Customer shall inspect the installation within 10 days after completion by Bergerson-Caswell and shall give written notice to Bergerson-Caswell of any claim that the work does not conform with the terms of this Contract. If Customer fails to give such notice, the work shall be deemed to be conforming, and Customer will be bound to accept and pay for the goods and materials in accordance with the terms of this Contract.

9. Miscellaneous. The Contract shall be governed in all respects by the laws of the State of Minnesota. Nothing in this Contract shall be construed to be a waiver of mechanic's lien rights. No change, addition, or modification to this Contract shall be binding upon Bergerson-Caswell unless it is in writing. No waiver of any provision of this Contract shall be valid unless it is in writing and signed by Bergerson-Caswell's representative.

BERGERSON-CASWELL
INCORPORATED

Bergerson - Caswell Inc.
5115 Industrial Street
Maple Plain, MN 55359
(763) 479-3121 Fax: (763) 479-2183

Customer: City of Blaine
10801 Town Square Dr.
Blaine, MN 55449

Site: Well # 11
4601 Ball Rd. NE
Circle Pines, MN 55014

Background:
Well Pump # 11 was reported to be leaking at the pitless sample port. The downhole equipment was pulled and delivered to the BC shop for disassembly and inspection. The following report details the disassembly and inspection findings and includes recommended repairs.

Pump & Motor Information:
SME 125 HP Submersible 10" motor 460v/3ph/60Hz 1735 RPM

5/0 (3w/G) flat sub cable ~190' long

Goulds 12CMC-6 stage

8" Flomatic 80DIX Check Valve

8" Column pipe (x9) @ 20' 8-TPI RH

Motor:
The motor was megged in at BC shop through motor leads (no drop cable).
L1 to G >2.2G - L2 to G >2.2G - L3 to G >2.2G
The shaft stick-up was measured at 5".
The motor is in good condition and can be reused.

Cable:
The cable was megged in at BC shop.
L1 to G = 1.7G - L2 to G = 1.7G - L3 to G = 1.9G
L1 to L2 = 1.4G – L1 to L3 = 1.5G – L2 to L3 = 1.5G
The cable is in good condition and can be reused.

Column Pipe and Couplings:
There is a total of nine (9) column pipes at 20'. All column pipes all show signs of significant corrosion and erosion. The leading threads are compromised and delamination of the pipe will is present. All column pipes will have to be replaced. During reinstallation, special attention will be given to ensure the column pipe threads receive appropriate thread anti-seize coating.

Check Valve
The 8" Flomatic check valve shows significant signs of corrosion and erosion and will need to be replaced.

Pump Bowl Assembly:
The bowl assembly consist of six (6) stages, a discharge case, and a suction case, six (6) impellers with SS drive collets, and the pump shaft. The suction case for this pump also serves as the motor adapter. There is significant corrosion and erosion on the suction case that could potentially compromise the structural integrity of the component. The quoted price of the suction case is 30% of the cost of a complete bowl assembly. When combined with the other typical bowl assembly refurbishment items, the cost to refurbish is 60% of the cost of a complete bowl assembly. Based on the refurbishment vs replacement price it is recommended that complete bowl assembly be replaced.

Pitless spool:
The pitless spool is an unsealed Baker Monitor with a sample port. The sample port assembly failed due to corrosion. This sample port design and location is questionable. After researching the MDH regulations regarding sampling and considering the sampling options available for this specific well it is recommended that the sampling port in the pitless spool be parentally plugged. Sampling for this well can be done via the fire hydrant at the well site or on the inbound pipeline at the water treatment facility. It is worth noting that the pitless spool itself has some concerning corrosion and erosion patterns that possibly indicate improper grounding. Proper grounding will be re-established at install.

Pitless Header:
The pitless header was inspected via downhole video well survey. The pitless header showed signs of greater than anticipated corrosion in the discharge area of the pitless header. The exact cause of this accelerated corrosion is unknown at this time, but it is possible that the failed sampling port in the spool could have contributed to the issue. Based on the observations made during the downhole video well survey it is recommended that additional partial well video surveys be performed over the next five years to monitor the condition of the pitless header. *A partial downhole video well survey would consist of lifting the pitless spool sufficiently to allow deployment of the camera unit to inspect the pitless discharge header.

Conclusion:
The pitless spool sample port failure was caused by material corrosion. There is greater than anticipated corrosion and erosion on multiple components of the downhole equipment for this well. In addition to pump and column pipe replacement, re-establishing proper grounding is critical to prevent accelerated corrosion due to possible stray current leak.

Submersible motor health can be evaluated using the following parameters: Insulation condition (megger and ohm resistance testing) and amp draw. Quarterly monitoring and trending of these variables will support data-driven maintenance scheduling and early identification of developing issues.

Pump health is primarily assessed through flow and head performance. Similarly, quarterly performance tracking and trend analysis will allow timely identification of degradation and help optimize maintenance intervals.

Recommended Repair Scope:

1. Remove and plug the sampling port in the pitless spool.
2. Replace pump bowl assembly.
3. Replace the column pipe string.
4. Replace PVC stilling well as needed.
5. Replace check valve.

City of Blaine
Staff Report

File Number: RES 26-56

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Resolution

Approval of Consent Agenda: - Daniel Schluender, Director of Engineering

Agenda Item # 7.9

Resolution to Approve Plans and Specifications and Order Advertisement for Bids for the 2026 Quincy Area Street Reconstruction, Improvement Project No. T2604

Executive Summary

Council is asked to approve Plans and Specifications and order Advertisement for Bids for the 2026 Quincy Area Street Reconstruction Project, Improvement Project No. T2604.

Background

The Public Hearing for the proposed improvement project was held on January 5, 2026, and the City Council ordered the preparation of plans and specifications with Resolution No. 26-8. The proposed project will reconstruct the following streets:

•105th Lane from Quincy Boulevard to east cul-de-sac
•106th Avenue from Jefferson Street to Quincy Boulevard
•Madison Street from Territorial Road to 106th Avenue
•Madison Street from 106th Avenue to 109th Avenue
•Quincy Boulevard from Territorial Road to 109th Avenue
•Monroe Drive from Madison Street to 109th Avenue
•Madison Street from west cul-de-sac to Madison Street (south of 106th Avenue)
•Madison Street from west cul-de-sac to Madison Street (north of 106th Avenue)

The proposed project will fully reconstruct the above-listed streets. This project area will also include replacement of watermain valves and hydrants, sanitary sewer manhole castings, traffic control signage, and appurtenant construction.

This action is the next step in the series of approvals under the MN Statutes, Chapter 429 for municipal street construction projects that include assessments.

Plans and specifications have been prepared as directed and are available for Council review in the Engineering Department. The next Regular Agenda Administrative Action Item for the City Council will be the receipt of the bids and award of the construction project.

Schedule of Actions

09/03/2025	Initiate Project and Order Preparation of Feasibility Report
12/15/2025	Receive Feasibility Report and Order Public Hearing
12/16/2025	Public Information Meeting/Open House
01/05/2026	Hold Public Hearing, Order Improvements, Order Preparation of Plans and Specifications
04/06/2026	**Approve Plans and Specifications, Order Advertisement for Bids**
May 2026	Open Bids
May 2026	Award Contract
June 2026 - October 2026	Construct Improvements
Spring 2027	Hold Assessment Hearing
January 2028	First Assessment payment due with real estate taxes

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of infrastructure management by providing high-quality street surfaces.

Board/Commission Review

Not applicable.

Financial Impact

The project will be funded by a combination of assessments and bond proceeds placed in the City Pavement Management Program Fund and Public Utility Funds. This project was previously identified in the 2025-2029 Capital Improvement Program (CIP) as "2026 Quincy Street Area Street Reconstructions", which was adopted via resolution 24-230 on December 16, 2024, and included a 2025 project budget of $980,000 for pre-construction consulting services. The 2026-2030 CIP was adopted on December 15, 2025, via resolution 25-191, and appropriated an additional $3,190,500 and includes consulting (design, etc.)., construction, and contingency, bringing the total project budget to $4,170,500.

To date, $561,098 has been encumbered. With estimated improvement costs of $4,710,940, future adjustments may be needed in 2026 since the estimated amount is higher than budgeted. Typically, no budget amendments are presented until construction bids are opened and awarded by the City Council.

Funding Source	2025 Adopted Budget	2026 Adopted Budget	Total Appropriations

Levy Supported Bonds	$980,000	$1,936,000	$2,916,000
Special Assessment Bonds	-	$670,000	$670,000
Water Utility Funds	-	$500,000	$500,000
Sewer Utility Funds	-	$84,500	$84,500
TOTAL	**$980,000**	**$3,190,500**	**$4,170,500**

Public Outreach/Input

The project is being conducted pursuant to MN Statutes, Chapter 429 and is compliant with all public notification requirements thereof.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 26-04 Location Map

City of Blaine

Signature Copy
Resolution: RES 26-56

Resolution to Approve Plans and Specifications and Order Advertisement for Bids for the 2026 Quincy Area Street Reconstruction, Improvement Project No. T2604

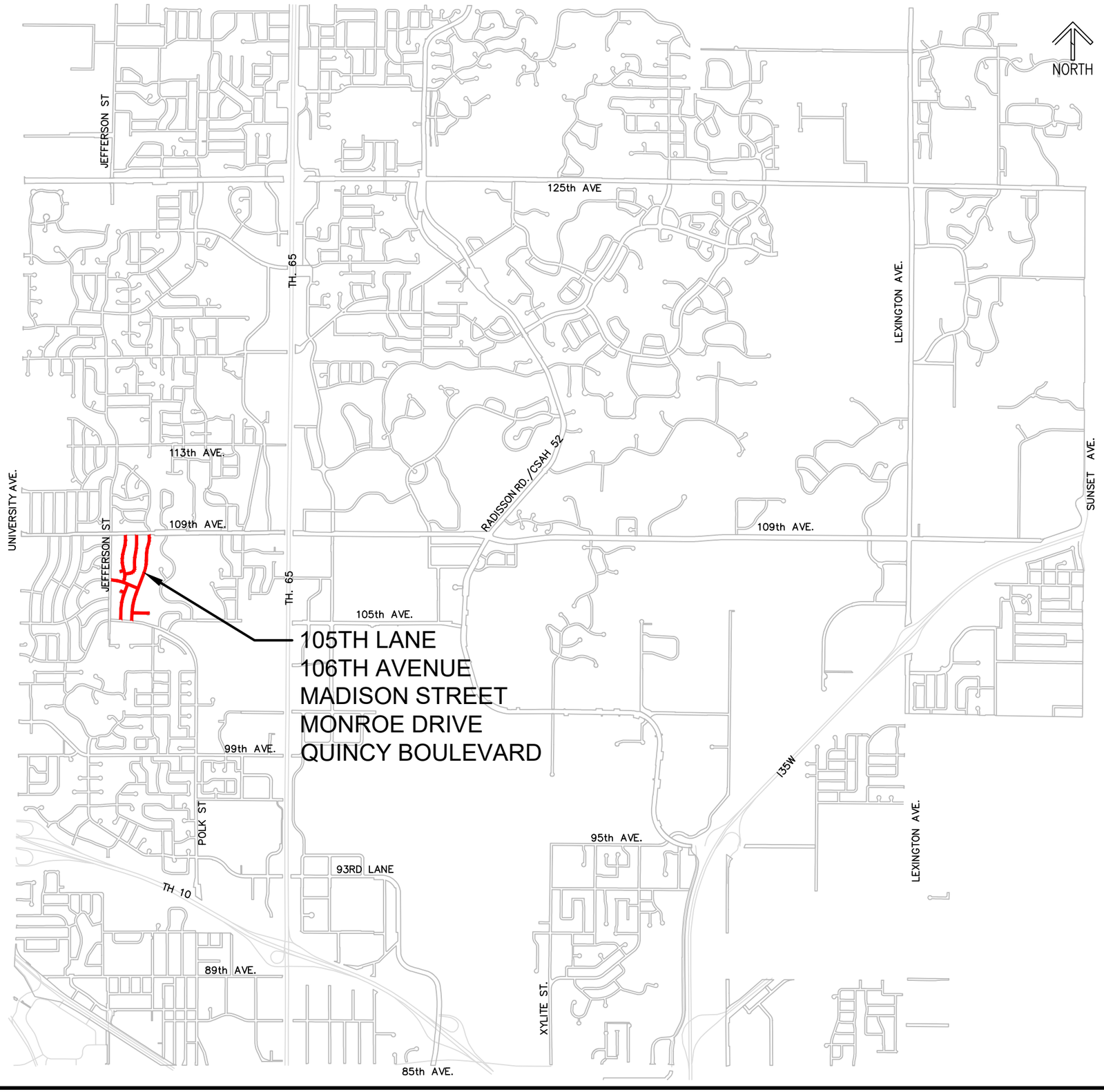
WHEREAS, pursuant to Resolution No. 26-8 of the Blaine City Council, adopted on the 5th day of January 2026, plans and specifications have been prepared for the 2026 Quincy Area Street Reconstruction Project; and

WHEREAS, the Engineering Department has presented such plans and specifications to the City Council for their approval.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine as follows:

1. Such plans and specifications, copies of which are filed in the Engineering Department, are hereby approved.
2. The City Clerk shall prepare and cause to be inserted in the official newspaper of the City an advertisement for bid for making of such improvements pursuant to the approved plans and specifications.
3. Such advertisement for bids shall call for sealed bids to be received in compliance with Notice of Contractor for the advertisement for bids.

PASSED by the City Council of the City of Blaine this 6th day of April, 2026.



2026 QUINCY AREA STREET RECONSTRUCTION

CITY OF BLAINE
PAVEMENT MANAGEMENT PROGRAM

ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172

City of Blaine
Staff Report

File Number: RES 26-57

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Resolution

Approval of Consent Agenda: - Daniel Schluender, Director of Engineering

Agenda Item # 7.10

Resolution to Receive petition and Order Public Hearing for the addition of speed humps on Quincy Boulevard between Territorial Road and 109th Avenue as an amendment to the 2026 Quincy Area Street Reconstruction Project, Improvement Project T2604.

Executive Summary

Council is asked to receive a petition and order a public hearing for the addition of speed humps on Quincy Boulevard between Territorial Road and 109th Avenue as an amendment to the 2026 Quincy Area Street Reconstruction Project, Improvement Project No. T2604

Background

At the project open house meeting held on December 16, 2025, staff received feedback from residents regarding traffic volume and speed concerns on Quincy Boulevard between Territorial Road and 109th Avenue. Residents requested speed humps be installed, as part of the upcoming reconstruction project, along this corridor to help reduce speeds. Staff\ informed the residents that they would need to petition for the installation of speed humps.

Per the City of Blaine Neighborhood Traffic Management Program, any proposed traffic management strategy will not be considered for implementation without the support of 65% of the project neighborhood and 50% of any affected neighborhood. Staff worked with residents to prepare a petition for speed humps which included proposed locations for the speed humps along Quincy Boulevard and a map of affected properties that would be considered as eligible to sign the petition.

A petition was received with signatures from residents fronting Quincy Boulevard from Territorial Road to 109th Avenue and 105th Lane from Quincy Boulevard to east cul-de-sac. Petition signatures were provided from 76% of the project neighborhood homes fronting Quincy Boulevard (46 out of 60) and 69% of the affected neighborhood homes fronting 105th Lane (9 out of 13), meeting the requirements set forth in the City of Blaine Neighborhood Traffic Management Program. Staff has reviewed the petition and will adjust the exact locations of the speed humps as necessary to fit within the constraints

present on the roadway such as storm sewer catch basins, sewer manholes and driveways.

Per the City of Blaine Neighborhood Traffic Management Program, the cost for the installation of speed humps would be split between the project neighborhood (75% of the cost) and the City of Blaine (25% of the cost). A total of six speed humps are proposed along Quincy Boulevard between Territorial Road and 109th Avenue. Staff estimates a construction cost of $5,000 per speed hump, which would be assessed to residents fronting Quincy Boulevard as part of the 2026 Quincy Area Street Reconstruction project per the City of Blaine Neighborhood Traffic Management Program. Costs will be based on actual bid costs and may be higher than estimated. Staff is recommending construction costs associated with the installation of the speed humps be assessed to the benefiting properties on Quincy Boulevard over a period of one year following the completion of the project.

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for Growth Management and providing a well maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

Not applicable.

Financial Impact

The project will be funded by a combination of assessments and bond proceeds placed in the City Pavement Management Program Fund and Public Utility Funds. This project was previously identified in the 2025-2029 Capital Improvement Program (CIP) as "2026 Quincy Street Area Street Reconstructions", which was adopted via resolution 24-230 on December 16, 2024, and included a 2025 project budget of $980,000 for pre-construction consulting services. The 2026-2030 CIP was adopted on December 15, 2025, via resolution 25-191, and appropriated an additional $3,190,500 and includes consulting (design, etc.)., construction, and contingency, bringing the total project budget to $4,170,500.

To date, $408,474 has been encumbered. With estimated improvement costs of $4,710,940, future adjustments may be needed in 2026 since the estimated amount is higher than budgeted. Typically, no budget amendments are presented until construction bids are opened and awarded by the City Council.

Funding Source	2025 Adopted Budget	2026 Adopted Budget	Total Appropriations
Levy Supported Bonds	$980,000	$1,936,000	$2,916,000
Special Assessment Bonds	-	$670,000	$670,000
Water Utility Funds	-	$500,000	$500,000
Sewer Utility Funds	-	$84,500	$84,500

TOTAL	**$980,000**	**$3,190,500**	**$4,170,500**

Public Outreach/Input

The project is being conducted pursuant to MN Statutes, Chapter 429 and is compliant with all public notification requirements thereof.

Staff Recommendation

By motion, approve the Resolution.

Attachment List

1. 26-04 Project Location Map
2. 26-04 Proposed Speed Hump Location Map
3. Speed Hump Detail
4. 26-04 Speed Hump Assessed Parcels Map
5. 26-04 Speed Hump Petition - Signed

City of Blaine

Signature Copy
Resolution: RES 26-57

Resolution to Receive petition and Order Public Hearing for the addition of speed humps on Quincy Boulevard between Territorial Road and 109th Avenue as an amendment to the 2026 Quincy Area Street Reconstruction Project, Improvement Project T2604.

WHEREAS, pursuant to Resolution No. 25-195 of the Blaine City Council,adopted on the 15th day of December 2025, a feasibility report was accepted for a project to reconstruct 105th Lane from Quincy Boulevard to east cul-de-sac, 106th Avenue from Jefferson Street to Quincy Boulevard, Madison Street from Territorial Road to 106th Avenue, Madison Street from 106th Avenue to 109th Avenue, Quincy Boulevard from Territorial Road to 109th Avenue, Monroe Drive from Madison Street to 109th Avenue, Madison Street from west cul-de-sac to Madison Street (south of 106th Avenue), Madison Street from west cul-de-sac to Madison Street (north of 106th Avenue); and

WHEREAS, pursuant to Resolution No. 26-8 of the Blaine City Council, adopted on the 5th day of January 2026 by the Blaine City Council, the improvements were ordered as proposed in the feasibility report and the City Engineer was directed to prepare plans and specifications for the making of this improvement; and

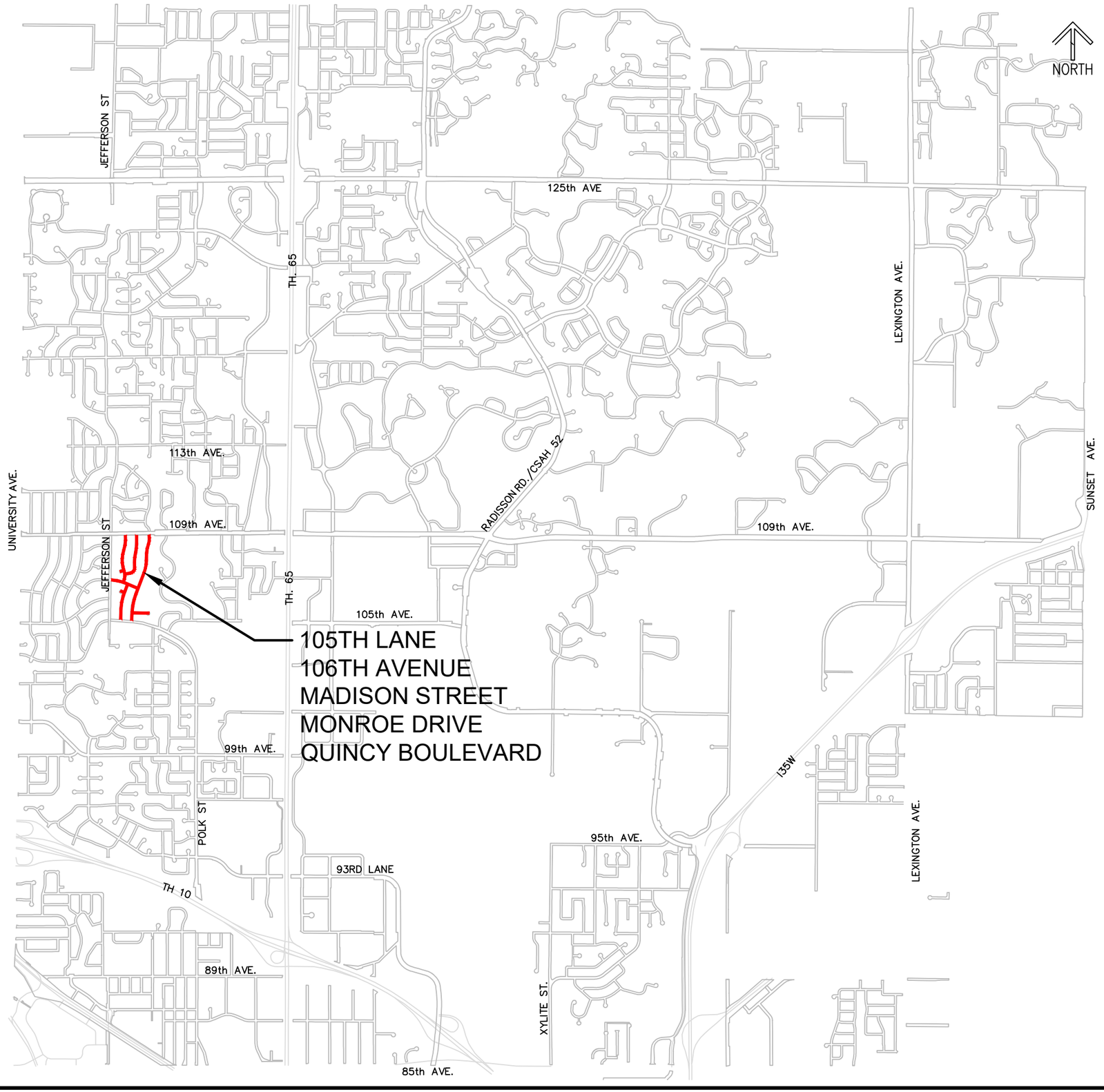
WHEREAS, a petition to install speed humps on Quincy Boulevard was submitted to the City with 76% of the project neighborhood homes fronting Quincy Boulevard (46 out of 60) and 69% of the affected neighborhood homes fronting 105th Lane (9 out of 13), meeting the requirements set forth in the City of Blaine Neighborhood Traffic Management Program.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Blaine as follows:

1. The Council will consider amending the ordered improvements to include the petitioned for speed humps on Quincy Boulevard, finding the amended improvements necessary, cost-effective, and feasible, resulting in a benefit to the properties proposed to be assessed and will consider the assessment of benefiting property for all or a portion of the cost of the proposed speed humps pursuant to the Minnesota Statutes, Chapter 429, at an estimated total cost of the speed humps of $30,000.

2. A Public Hearing shall be held on such amended proposed improvements on the 4th day of May 2026, at 7:00 PM in the Council Chambers of City Hall, and the City Clerk shall give mailed and published notice of such hearing and improvement as required by law.

PASSED by the City Council of the City of Blaine this 6th day of April 2026.



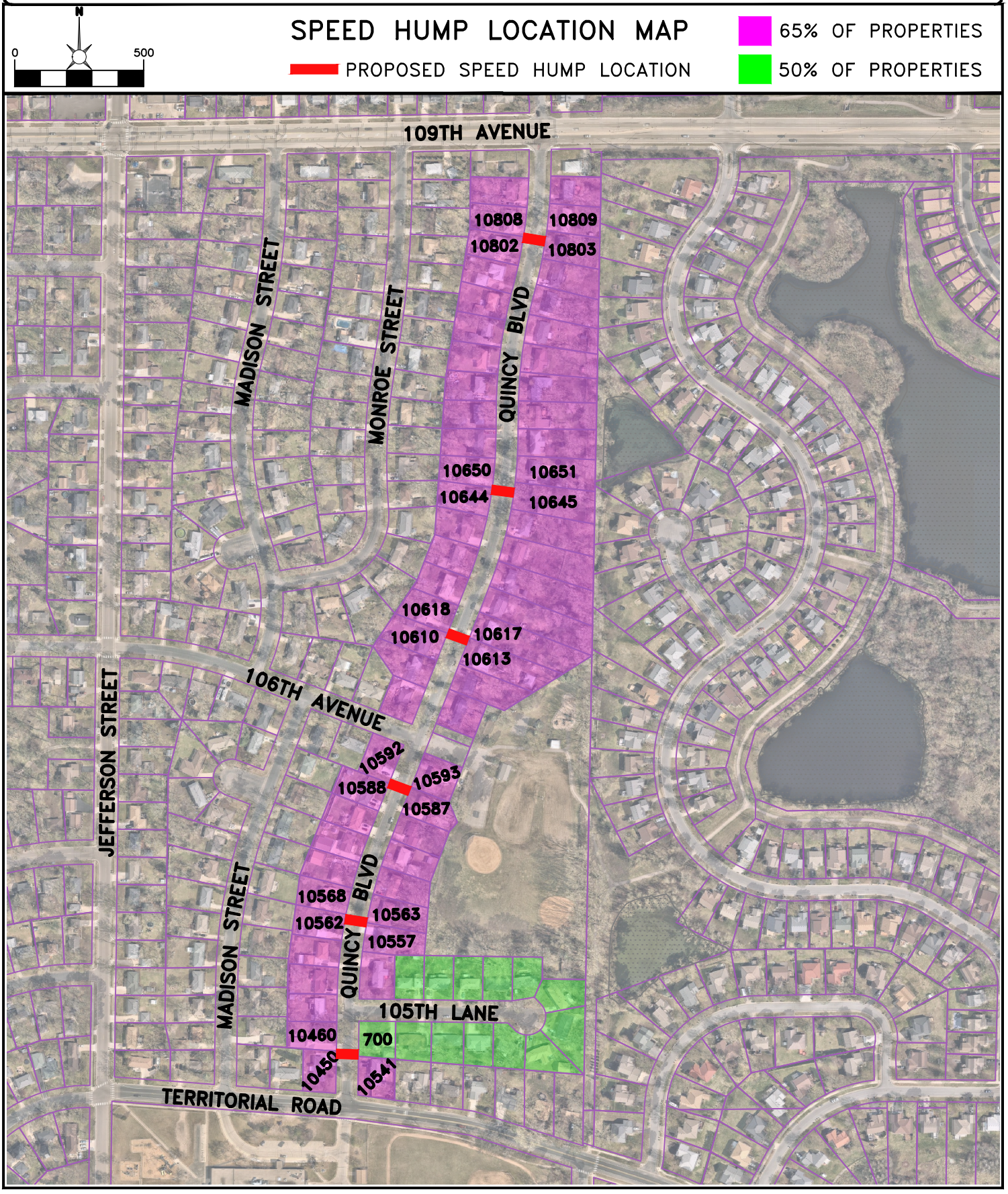
2026 QUINCY AREA STREET RECONSTRUCTION

CITY OF BLAINE
PAVEMENT MANAGEMENT PROGRAM

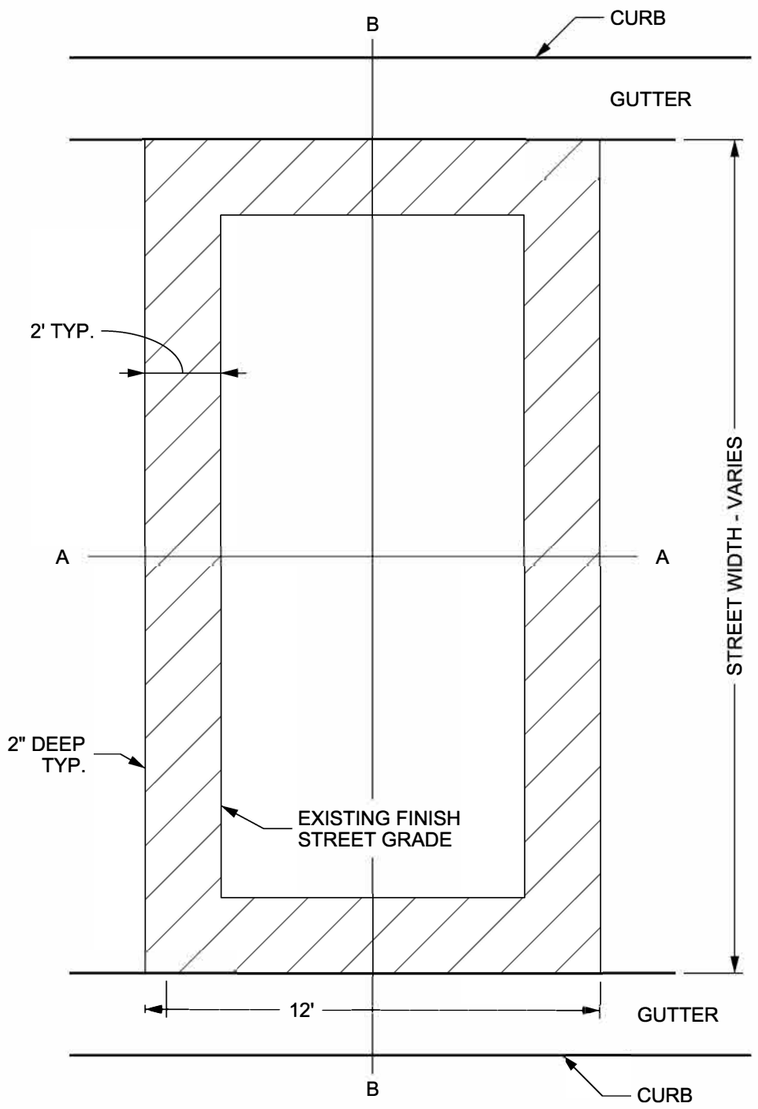
ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172

CITY OF BLAINE

2026 QUINCY AREA STREET RECONSTRUCTION PROJECT



PAVEMENT REMOVAL PLAN VIEW

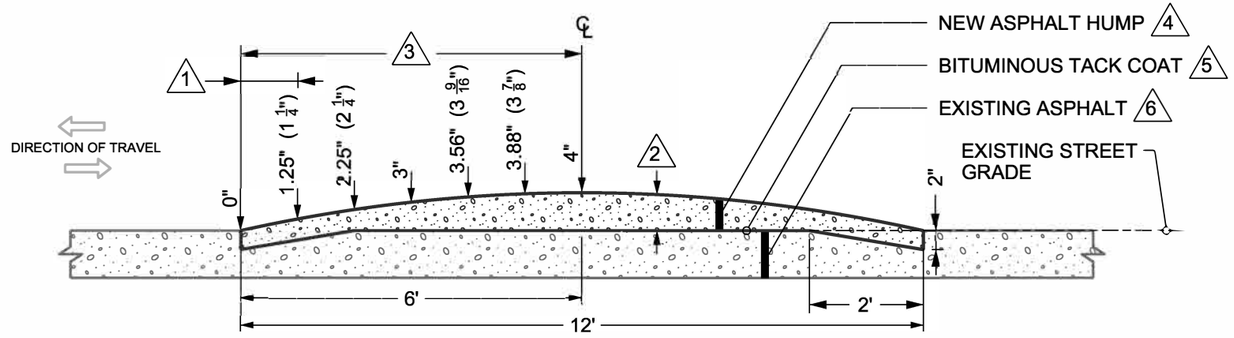


MILL HATCHED AREA: 2-FEET WIDE INSIDE THE PERIMETER OF THE SPEED HUMP.

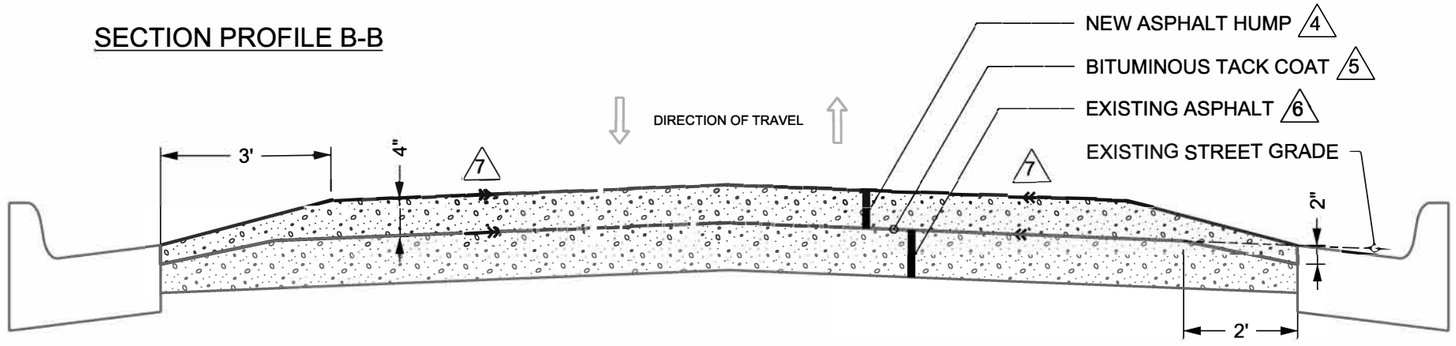
MILL DEPTH AT OUTSIDE EDGE IS 2-INCHES FROM EXISTING FINISHED GRADE.

MILL DEPTH AT INSIDE EDGE IS 0-INCHES (OR EQUAL TO EXISTING FINISH STREET GRADE).

SECTION PROFILE A-A



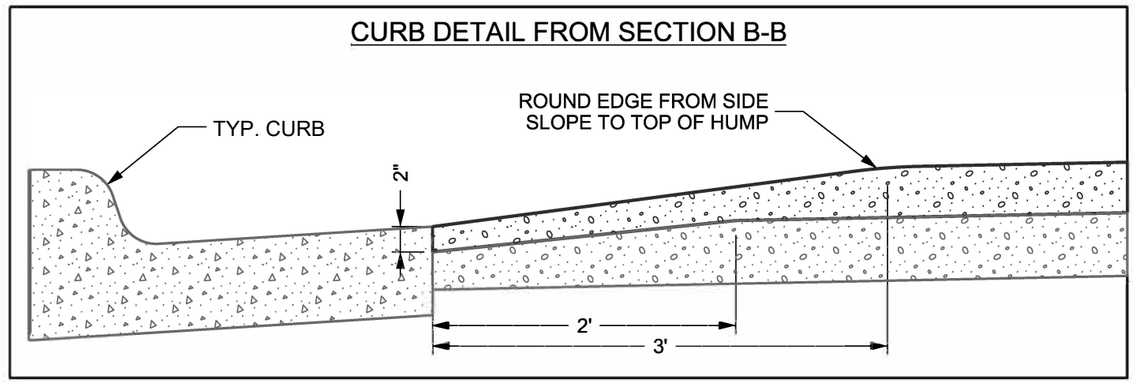
SECTION PROFILE B-B



SECTION PROFILE NOTES:

1. DIMENSIONS SHOWN ARE AT 1' INCREMENTS.
2. DIMENSIONS SHOWN ARE MEASURED FROM THE EXISTING FINISHED GRADE.
3. ALL ASPHALT HUMP DIMENSIONS ARE SYMMETRICAL ABOUT CENTERLINE OF HUMP.
4. ASPHALT MIX TYPE SPWEA540L.
5. BITUMINOUS TACK COAT (MNDOT SPEC 2357 TYP.) IS APPLIED TO THE ENTIRE MILLED AREA AND INTERIOR EXISTING ASPHALT.
6. DEPTH OF EXISTING ASPHALT VARIES. TYPE 12.5 NON-WEARING COURSE MIXTURE (MNDOT SPEC 2360) IS TYPICAL.
7. GRADE OF SPEED HUMP ACROSS STREET WIDTH IS THE SAME AS THE EXISTING GRADE OF THE STREET.

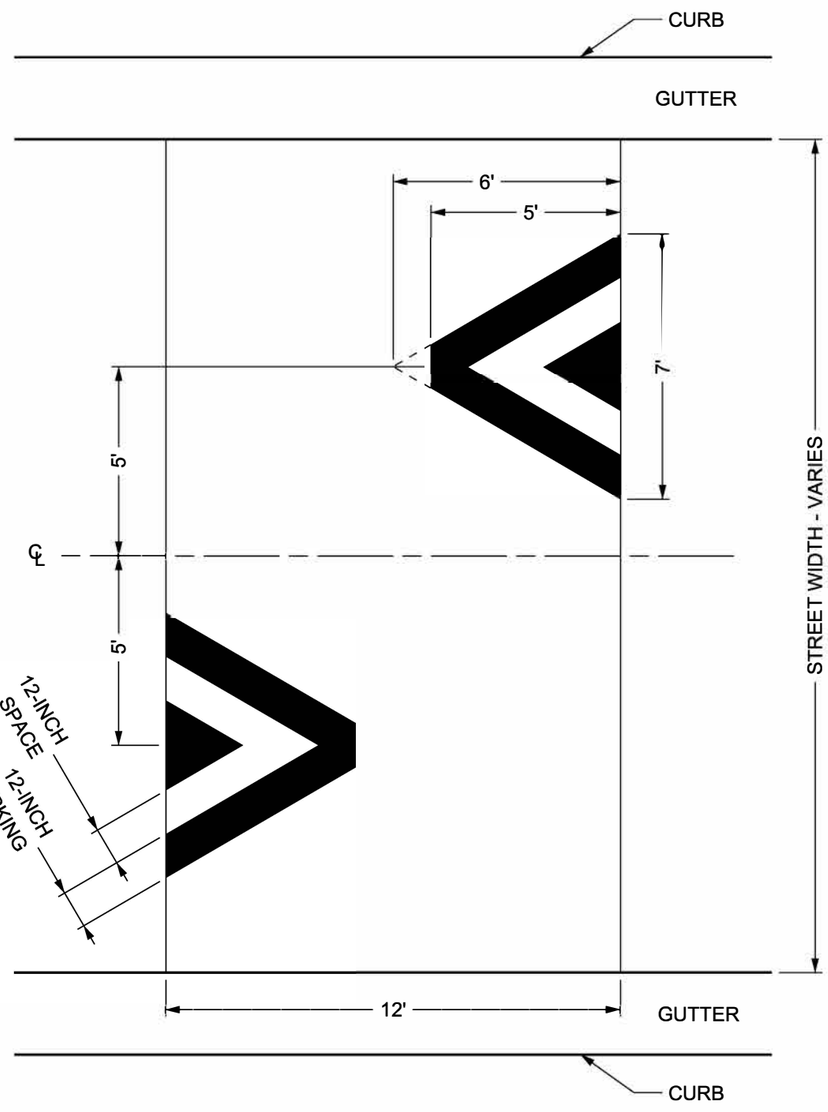
CURB DETAIL FROM SECTION B-B



NOT TO SCALE

TYPICAL SPEED HUMP CONSTRUCTION ON ASPHALT ROADWAY	STANDARD PLATE

PAVEMENT MARKING PLAN VIEW



PAVEMENT MARKINGS FOR SPEED HUMPS ARE 12-INCHES WIDE, INSTALLED IN WHITE, AND INSTALLED 5' ON CENTER FROM THE CENTERLINE OF THE STREET

NOT TO SCALE

SIGNS

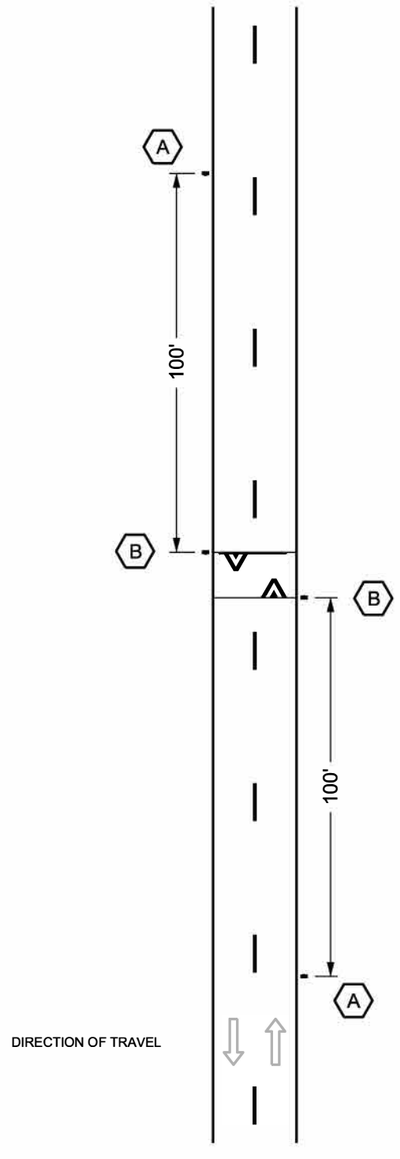
W17-1A

(30" X 30")

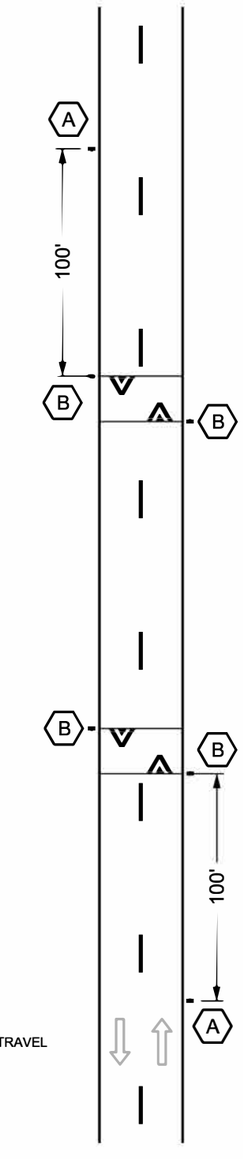
W17-1

(30" X 30")

TYPICAL SIGNING LAYOUT - 1 HUMP



TYPICAL SIGNING LAYOUT - 2 HUMPS



SPEED HUMP SIGNING & STRIPING	STANDARD PLATE

CITY OF BLAINE

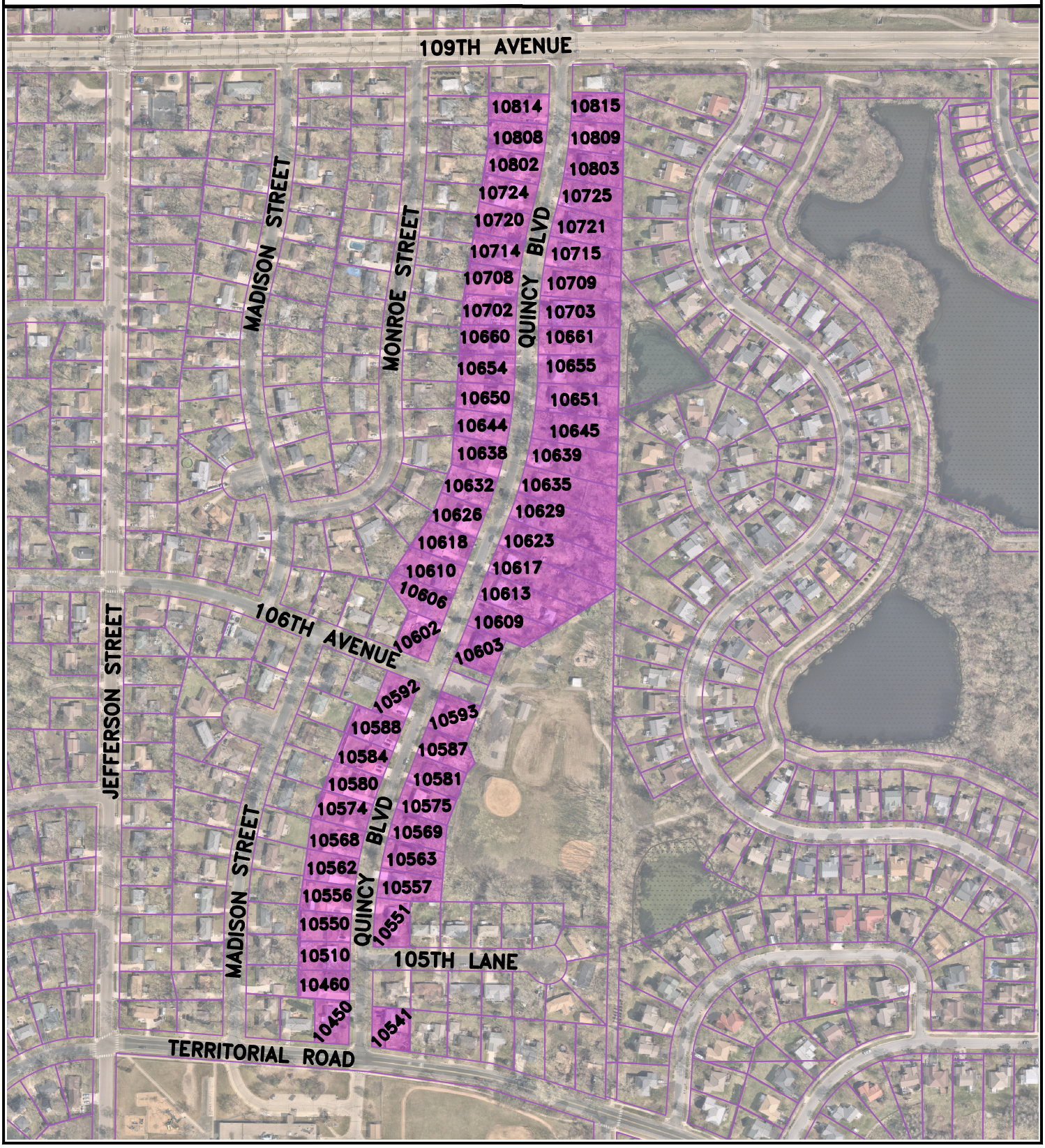
2026 QUINCY AREA STREET RECONSTRUCTION PROJECT

SPEED HUMP LOCATION MAP

N

0 500

SPEED HUMP ASSESSABLE PROPERTIES



PETITION FOR LOCAL IMPROVEMENT

CONSTRUCTION OF SPEED HUMPS
ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109TH AVENUE

Date: March 17, 2021

Blaine City Council
Blaine, Minnesota 55449

Mayor and Council Member:

We, the undersigned, owners of real property, representing not less than 65% of the properties fronting Quincy Boulevard and not less than 50% of the properties fronting 105th Lane herein as the location of the improvement, which location is described as follows:

- Quincy Boulevard from Territorial Road to 109th Avenue
- 105th Lane from Quincy Boulevard east to cul-de-sac

Do hereby petition that said area be improved by construction of public improvements as follows:

Construction of speed humps at the below locations:

- Lot line between 10450 & 10460 Quincy Boulevard
- Lot line between 10557 & 10563 Quincy Boulevard
- Lot line between 10588 & 10592 Quincy Boulevard
- Lot line between 10610 & 10618 Quincy Boulevard
- Lot line between 10650 & 10654 Quincy Boulevard
- Lot line between 10802 & 10808 Quincy Boulevard

The cost of said improvements will be assessed against the benefiting properties, as authorized by Minnesota Statutes Chapter 429. Installation costs are estimated to be $5,000 per speed hump. **75% of the total actual cost will be assessed equally to all properties fronting Quincy Boulevard between Territorial Road and 109th Avenue, and the remaining 25% of the total actual cost will be paid by the City of Blaine.**

PETITION FOR LOCAL IMPROVEMENT

CONSTRUCTION OF SPEED HUMPS
ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109TH AVENUE

Signature of Owner	Property Address	Date
Tony Rome	10460 Quincy Blvd. NE Blaine, MN 55434	2-16-2026
AnaBella Salvadore AnaBella Salvadore	700 105th Lane NE Blaine, MN 55343	2/16/2026
	720-105th LN NE	2/16/2026
Mary Seals	736 105th lane NE	2/16/2026
Stacy Kenney	730 105 LANE NE Blaine MN 55434	651-214-2017
Kristy William Wood	736 105th Lane NE	763 656 9626

PETITION FOR LOCAL IMPROVEMENT

CONSTRUCTION OF SPEED HUMPS
ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109TH AVENUE

Signature of Owner	Property Address	Date
[signature]	731 105th LANE NE	2/16/26
[signature]	719 105th LN	2/16/26
[signature]	10550 Quincy Blvd NE	2/16/26
[signature]	10569 Quincy Blvd NE	2-16-26
[signature]	10574 Quincy Blvd NE	2-16-26
[signature]	10580 Quincy Blvd	2-16-26

PETITION FOR LOCAL IMPROVEMENT

CONSTRUCTION OF SPEED HUMPS ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109TH AVENUE

Signature of Owner	Property Address	Date
Martin Manoghic [illegible]	10575 Quincy BLVD NE Blaine, MN 55434	2/16/26
Marie Larson	10584 Quincy	2-16-26
Jan M Kellum	10587 QUINCY BLD	2-16-26
Maureen Richardson	10592 Quincy	2-16-26
[illegible]	10 56 Quincy Blvd NE	2/23/2026
Gemma Converse	10556 Quincy Blvd	2-23-2026

PETITION FOR LOCAL IMPROVEMENT

CONSTRUCTION OF SPEED HUMPS
ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109TH AVENUE

Signature of Owner	Property Address	Date
Irene Swanson	10543 Quincy Blvd	3/2/06
Susan White Rose	10551 Quincy Blvd NE	3/2/06
Ana Gallo	10602 Quincy Blvd NE	3/2/26
Dan Miller	10613 Quincy Blvd. NE	3/2/26
Diane O'Brien	10617 Quincy Blvd NE	3/2/2026
Martha Boe	10638 Quincy Blvd NE	3/2/26
Cathy Stoltzmann	10639 Quincy Blvd NE	3/2/26

PETITION FOR LOCAL IMPROVEMENT

CONSTRUCTION OF SPEED HUMPS
ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109TH AVENUE

Signature of Owner	Property Address	Date
[illegible]	10626 Quincy Blvd NE	3-2-26
[illegible]	10603 Quincy Blvd NE	3-2-26
[illegible]	10632 Quincy Blvd	3/6-/26
[illegible]	10635 Quincy Blvd NE	3-6-26
[illegible]	10654 Quincy Blvd	3/6/2026
[illegible]	10660 Quincy	3-7-26
[illegible]	10703 Quincy Blvd	3-7-24
[illegible]	10720 Quincy Blvd	3-7-26

PETITION FOR LOCAL IMPROVEMENT

CONSTRUCTION OF SPEED HUMPS
ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109TH AVENUE

Signature of Owner	Property Address	Date
	10721 Quincey Ave	March 7, 2026
Michelle Rogers	10803 Quincy BLVD NE	March 7, 26
	10802 Quincy BLVD NE	
	10809 Quincy BLVD NE	March 7, 2026
	10809 Quincy BLVD NE	March 7, 2026
Steve Kane	10608 Quincy BLVD NE	3-7-2026
	10650 Quincy BLVD NE	3/7/2026
	10651 Quincy Blvd NE	3/7/26
	10644 Quincy Blvd NE	3/8/26
	10714 Quincy Blvd NE	3/8/26

PETITION FOR LOCAL IMPROVEMENT

CONSTRUCTION OF SPEED HUMPS
ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109TH AVENUE

Signature of Owner	Property Address	Date
[signature]	10724 Quincy Blvd NE	3/8/26
Kristi Nordland	714 105th Ln NE	3/8/26
[signature]	725 105th Ln NE	3/8/2026
Marilyn Behrendt	10450 Quincy Blvd.	3-8-26
Brady Monsaas	10645 Quincy Blvd NE	3-9-26
Karen Hansen	10457 Quincy Blvd NE	3/10/26

PETITION FOR LOCAL IMPROVEMENT

CONSTRUCTION OF SPEED HUMPS
ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109TH AVENUE

Signature of Owner	Property Address	Date
[signature]	10708 Quincy Blvd. NE Blaine 55434	3-10-26
[signature]	10715 Quincy Blvd NE	3/14/26
[signature]	10815 Quincy Blvd NE	3/14/2026.
Shannon Carney	10629 Quincy Blvd	3/14/2026
Joan Mooring	10615 Quincy Blvd NE	3-14-26
~~Brandon C. Brom~~		
Brandon C. Brom	10814 Quincy Blvd NE Blaine MN 55434	3/17/26
Cherie Ice	10609 Quincy Blvd NE Blaine, MN 55434	3/17/26

PETITION FOR LOCAL IMPROVEMENT

CONSTRUCTION OF SPEED HUMPS ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109TH AVENUE

The petitioners certify that the ownership information on this petition is true and correct to the best of their knowledge, and that the petitioners have disclosed the existence of any unrecorded interests in the real property to be served by construction of these improvements.

This petition was circulated by:

Nicole Berg
Name of Petitioner

763-442-2271
Telephone No.

10651 Quincy Blvd. NE
Street

Blaine, MN 55434
City/State/Zip

Examined, checked, and found to be in proper form and to be signed by the required number of owners of property affected by the making of the improvements petitioned for, in accordance with Minnesota Statutes Section 429.035.

City Clerk

City of Blaine
Staff Report

File Number: RES 26-58

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Resolution

Approval of Consent Agenda: - Daniel Schluender, Director of Engineering

Agenda Item # 7.11

Resolution to Receive Petition and Order Public Hearing for Vacation of Various Right-of-Way Easments, Road/Street Easments, Ingress/Egress and Drainage and Utility Easements, in conjunction with the 105th Redevelopment and Northway Estates according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V26-01

Executive Summary

The City received a petition dated March 23, 2026 from Mike Pokorney representing EB Blaine Development, LLC, requesting the vacation of easements, including right-of-way, road, street, ingress, egress, and drainage and utility easements lying over, under, and across Multiple parcels, Northway Estates; according to the recorded plat thereof, Anoka County, Minnesota; see Attached Exhibit A through D for Description.

Background

The property was originally platted as Northway Estates. Due to the redevelopment of the 105th area, the existing right-of-way, road, street, ingress, egress, and drainage and utility easements are no longer needed. Necessary new easements will be platted in accordance with the requirements as the redevelopment of the area progresses. Engineering staff has reviewed the request and agrees with the vacation.

Schedule of Actions

4/6/2026	Receive Petition and Order Public Hearing
5/4/2026	Public Hearing and Adopt Vacation Resolution

Strategic Plan Relationship

This item is part of the city's strategic plan for Growth Management.

Board/Commission Review

This item was not presented to any boards or commissions. Public input will be received by council at the Public Hearing on May 4, 2026.

Financial Impact

No Financial Impact to the city for this request.

Public Outreach/Input

Notice will be officially published for the calling of the Public Hearing on May 4, 2026.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Petition to Vacate - updated - pdf_signed
2. Exhibits A - D - with legal descriptions

City of Blaine

Signature Copy

Resolution: RES 26-58

Resolution to Receive Petition and Order Public Hearing for Vacation of Various Right-of-Way Easments, Road/Street Easments, Ingress/Egress and Drainage and Utility Easements, in conjunction with the 105th Redevelopment and Northway Estates according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V26-01

WHEREAS, the City Council has received a petition dated the 23rd day of March, 2026, requesting the vacation of all of the existing easements including right-of-way, road, street, ingress, egress, and drainage and utility easements lying over, under, and across multiple parcels, Northway Estates; according to the recorded plat thereof, Anoka County, Minnesota; as shown in Exhibit A through D (attached); and

WHEREAS, the Engineering Department has reviewed the petition and recommends that the City Council hold a Public Hearing on the requested vacation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine as follows:

1. The Council will consider the petitioned vacation of easements for the property owners.

2. A Public Hearing shall be held on the proposed vacation at 7:00 PM on the 4th day of May, 2026 and the City Clerk shall give mailed and published notice of such hearing and vacation as required by law.

PASSED by the City Council of the City of Blaine this 6th day of April, 2026.

City of Blaine
10801 Town Square Drive NE
Blaine MN 55449

For City Staff Use Only:

Date Received:_____
Council Presentation Date: _____
Date of Public Hearing: _____

☐ Approved ☐ Denied

Petition to Vacate

☑ **Vacation of Easement** ☑ **Vacation of Right-of-Way**

I/We, the undersigned, represent the majority of owners of real property abutting or adjacent to:

Address/legal description: see attached page for address and PIN for all associated parcels

Description of reason for vacation: Due to the redevelopment of the area, the existing Right-of-Way, Road, Street, Ingress Egress and Drainage and Utility easements as documents by Document Numbers and the record plat Northway Estates, Anoka Co., MN are no longer needed. Necessary easements will be dedicated as the re-development of the area progresses.

Signature of Owner: see following page **Date:** _____

The following will need to be submitted along with this form:

Application Fee:

☐ $250 for first lot for single-family residential plus $50 for each additional lot

☑ $500 for all others

Supporting documentation for easement:

☑ Exhibit including Legal Description of property in pdf format (i.e. survey, drawing)

☐ Letter of Authorization (if applicable)

In consideration of vacating the street right-of-way as herein petitioned, the undersigned hereby jointly and severally waive any and all claims for any damages resulting from the vacating and discontinuing of said street right-of-way.

Name of Petitioner/Applicant: EB Blaine Development, LLC

Address: 3020 France Ave S **E-mail:** _____

City: St Louis Park **State:** MN **Zip:** 55416

Phone: 612-900-5782 **Business Phone:** _____

Applicant Signature: Mike Pokorney Digitally signed by Mike Pokorney
DN: C=US, E=mpokorney@badercompanies.com, O=Bader, OU=Bader Development, CN=Mike Pokorney
Date: 2026.03.24 15:50:08-05'00' **Date:** _____

Send completed form, fee and supporting documentation to Teresa Barnes, Engineering Department 10801 Town Square Drive NE, Blaine MN 5549 or e-mail to tbarnes@blainemn.gov

EXHIBIT A: Right-of-Way, Road, and Street Easements

The road easements per Document Nos. 355177 (A1), and 365802 (A2), and also the street easement, and ingress and egress easement per Document No. 963449 (A3), Anoka County, Minnesota.

EXHIBIT B: Drainage and Utility Easements, and Ingress and Egress Easements

The drainage and utility easements, and ingress and egress easements per Document Nos. 962218 (B1), 962219 (B2), 962220 (B3), 962221 (B4), 963448 (B5), 963450 (B6), 963451 (B7), and 966369 (B8), and also the drainage and utility easements per Document Nos. 1029491 (B9), 1029492 (B10), and 1850683 (B11), Anoka County, Minnesota.

EXHIBIT C: Drainage and Utility Easements per Document No. 974216 (Multiple Parcels)

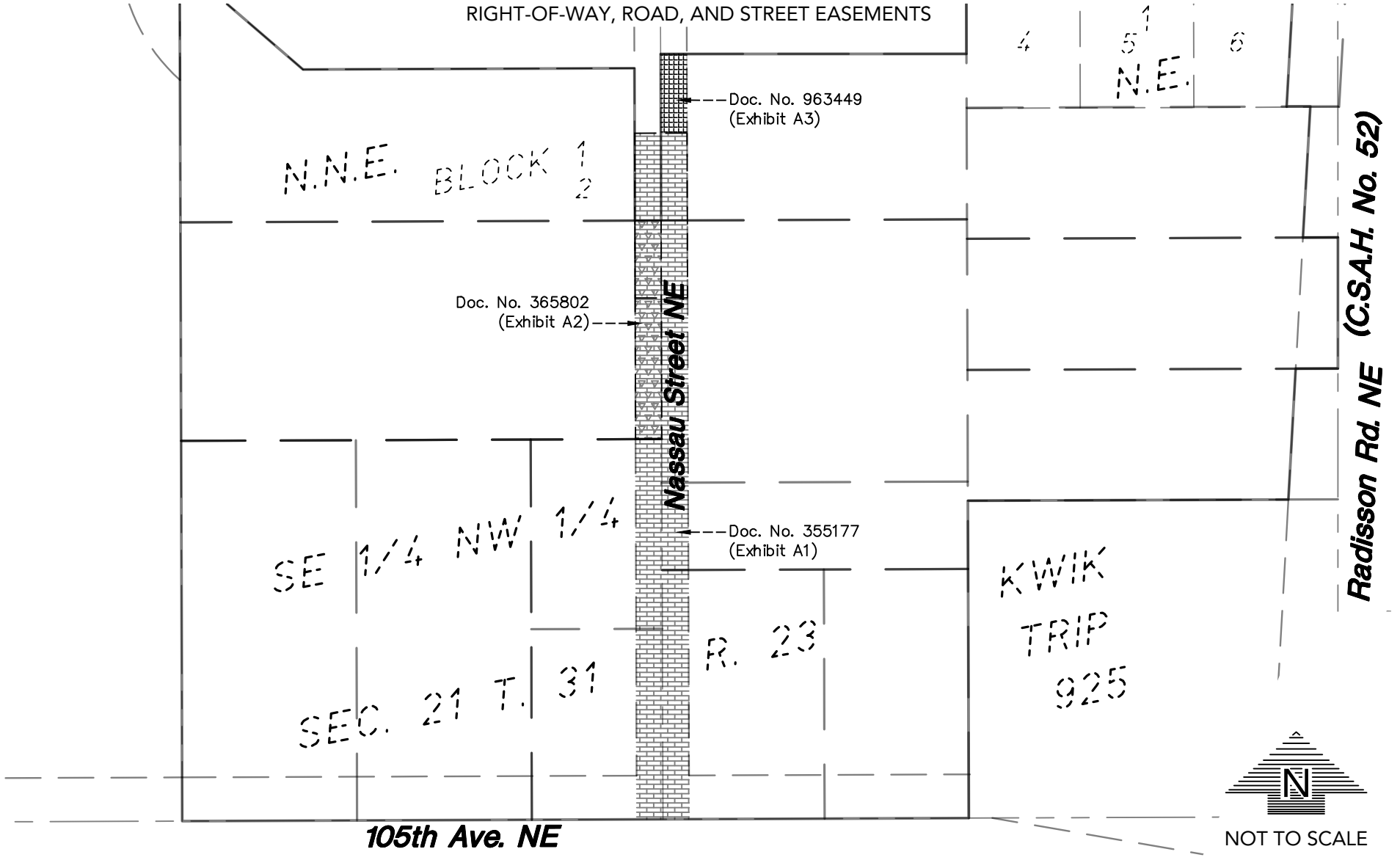
The drainage and utility easements described within Parcel Nos. 9 (C1), and 11 (C2) along Radisson Road NE, and Parcel Nos. 1 (C3), 12 (C4), and 14 (C5) along Nassau Street NE per Document No. 974216, and Document No. 976563 (C6), Anoka County, Minnesota.

EXHIBIT D: Platted Drainage and Utility Easements

The drainage and utility easements as shown and dedicated per the plats on Lot 2, Block 1, NORTHWEST NSC EXTENSION (D1); and Lots 4, 5, and 6, Block 1, NORTHWAY ESTATES (D2), Anoka County, Minnesota.

EXHIBIT A

RIGHT-OF-WAY, ROAD, AND STREET EASEMENTS



N.E. DENOTES NORTHWAY ESTATES

N.N.E. DENOTES NORTHEAST NSC EXTENSION

LOUCKS

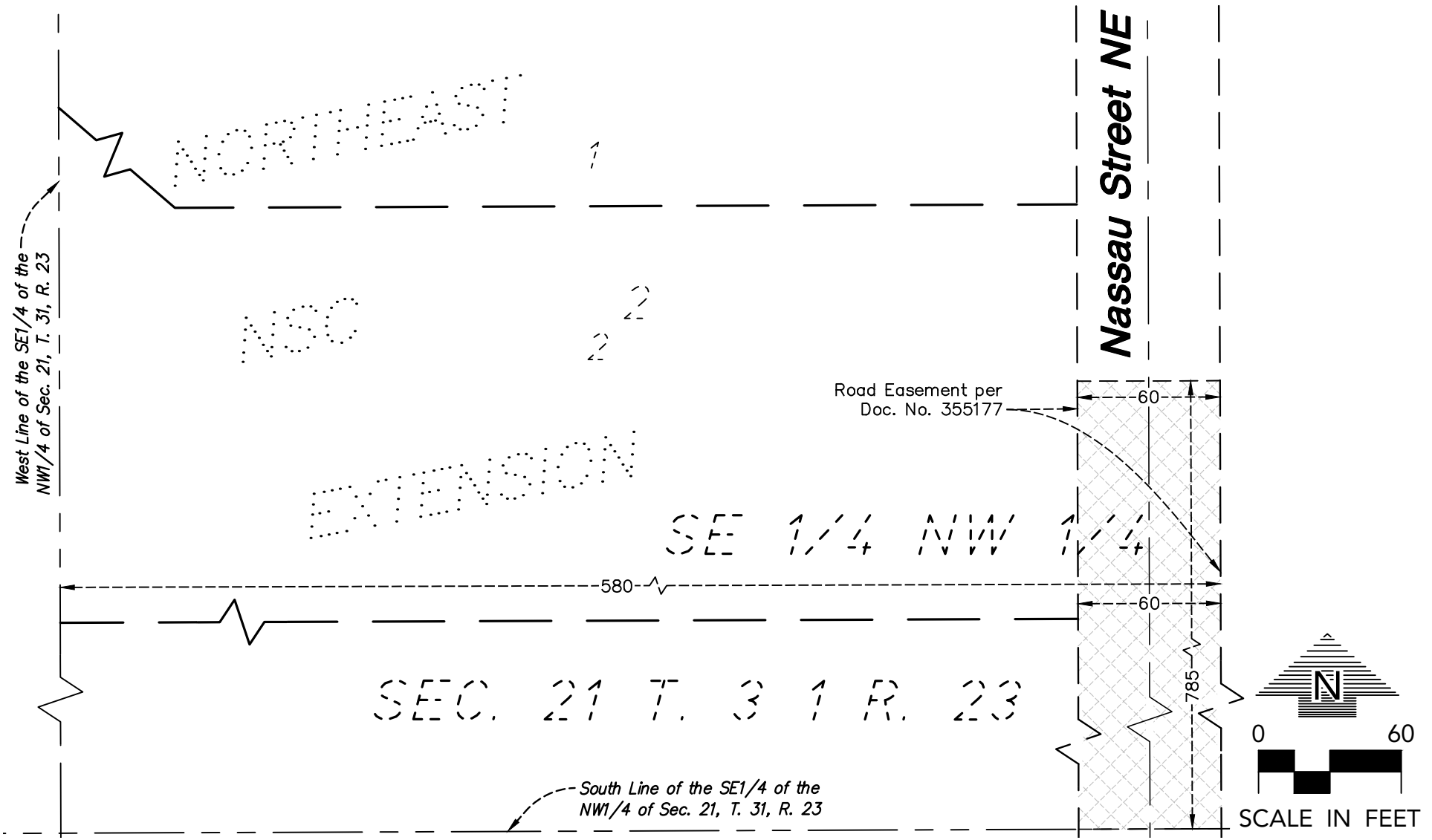
Loucks Project No. 23026E

W:\2023\23026E\CADD DATA\SURVEY_dwg Sheet Files\Exhibits\Vacations\Groups\23026A-EXH_A-VACA-ROAD_ROW

EXHIBIT A1

Easement Vacation Description
January 9, 2026

The road easement per Document No. 355177, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LEGEND

VACATION AREA
47,100 +/- SQUARE FEET

LOUCKS

Loucks Project No. 23026E

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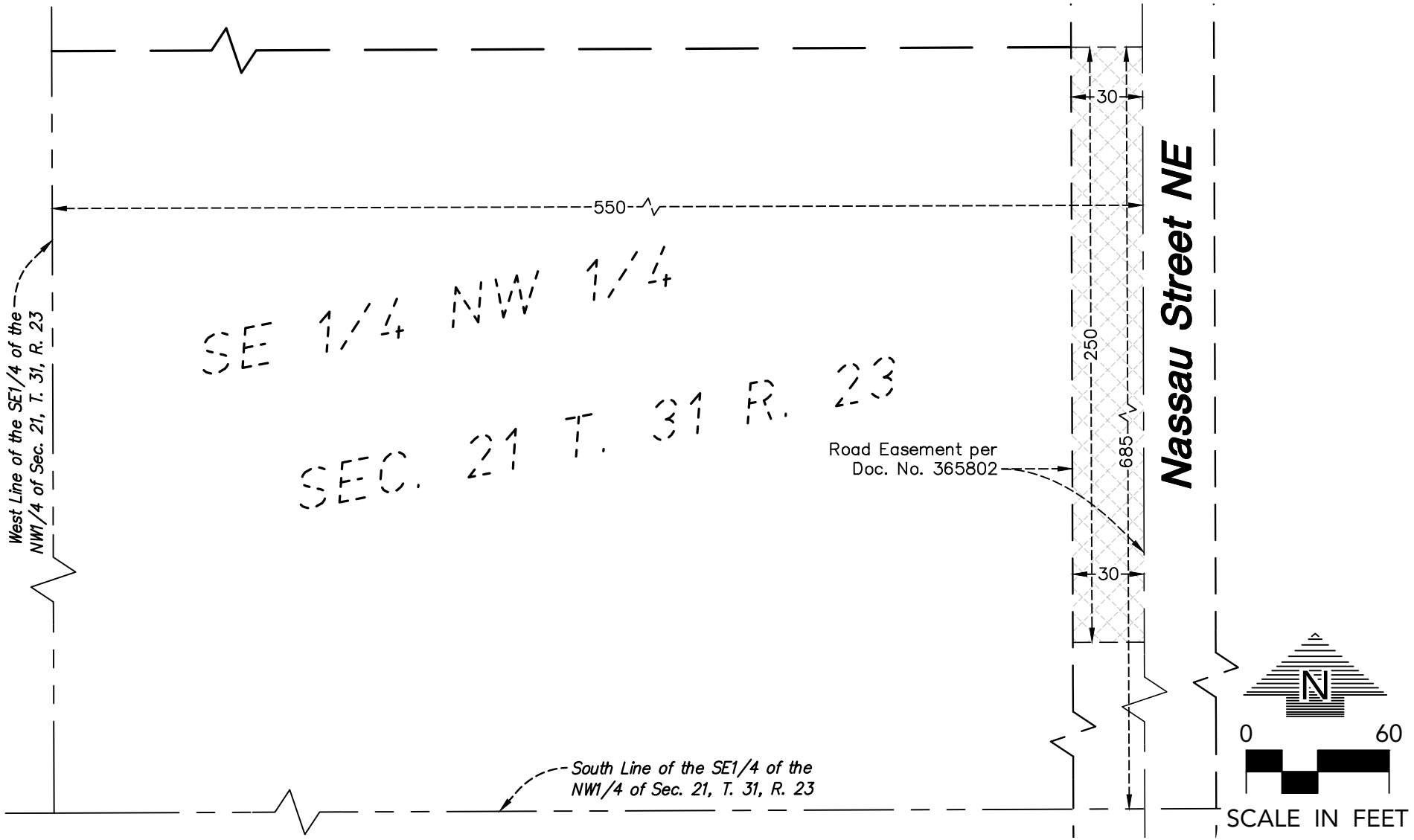
EXHIBIT A2

Easement Vacation Description
March 24, 2026

The road easement per Document No. 365802, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LEGEND
VACATION AREA
20,550 +/- SQUARE FEET

LOUCKS
Loucks Project No. 23026E

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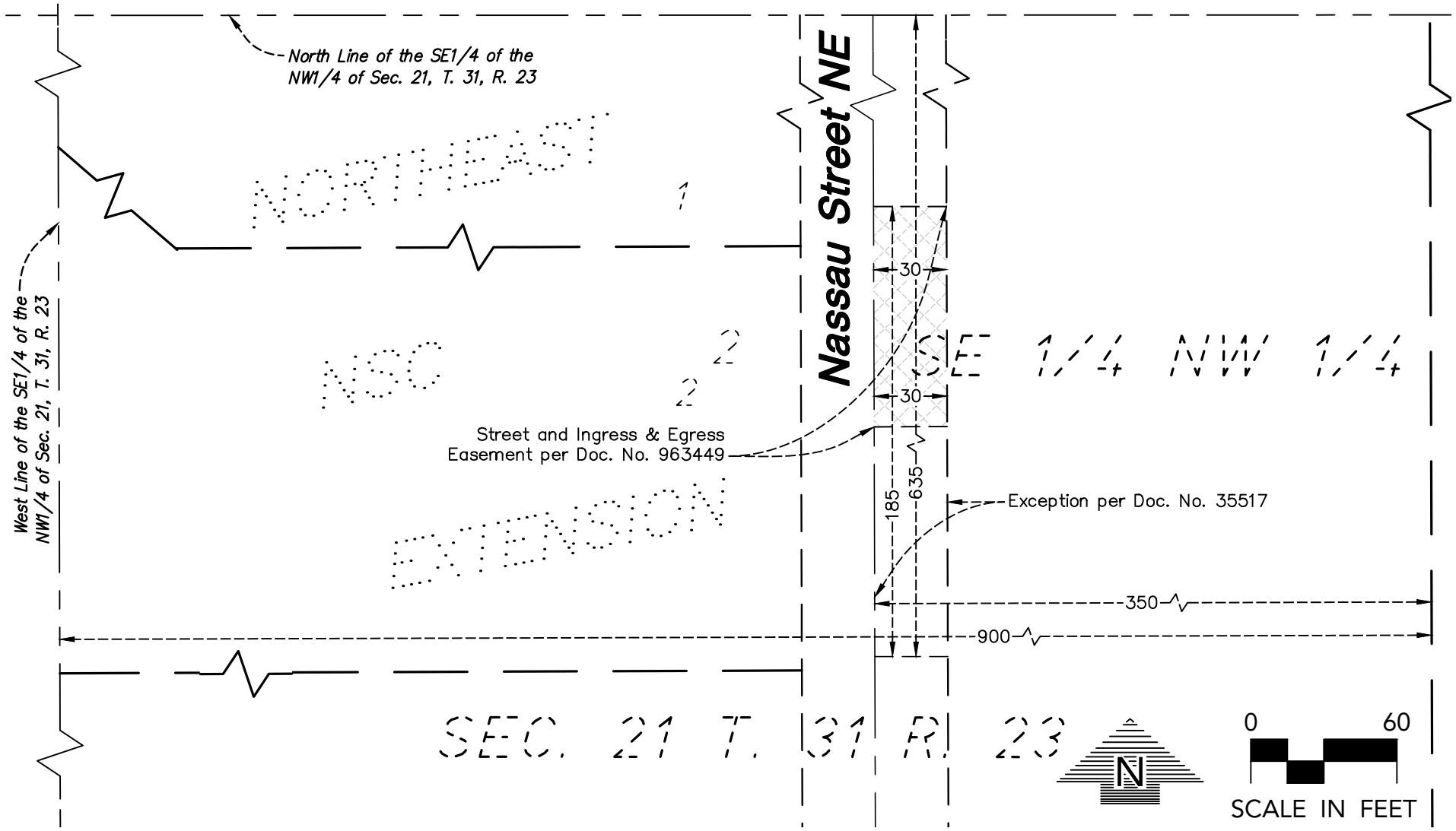
EXHIBIT A3

Easement Vacation Description
March 24, 2026

The street easement, and ingress and egress easement per Document No. 963449, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LEGEND
VACATION AREA
2,717 +/- SQUARE FEET

LOUCKS
Loucks Project No. 23026E

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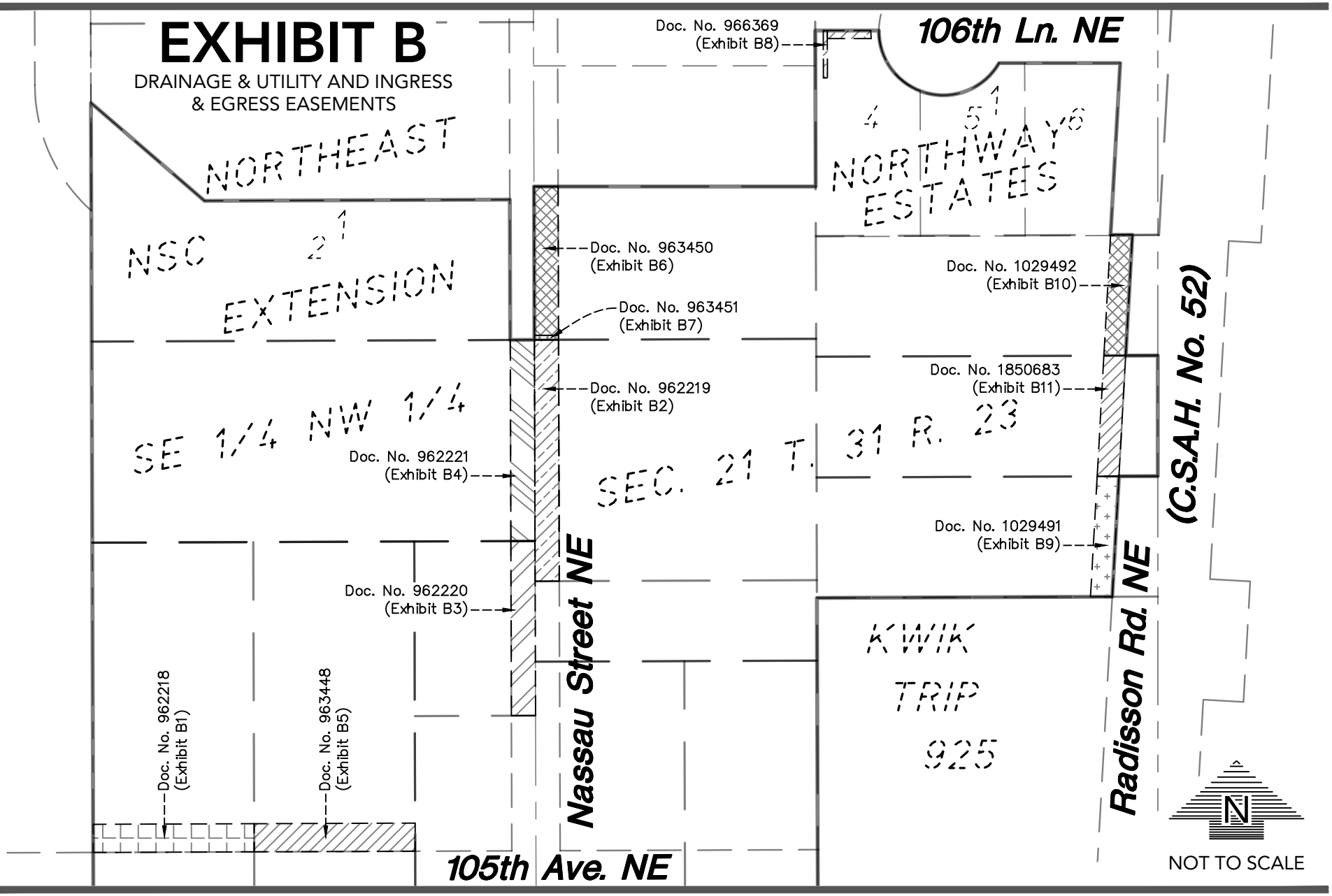
EXHIBIT B

DRAINAGE & UTILITY AND INGRESS & EGRESS EASEMENTS



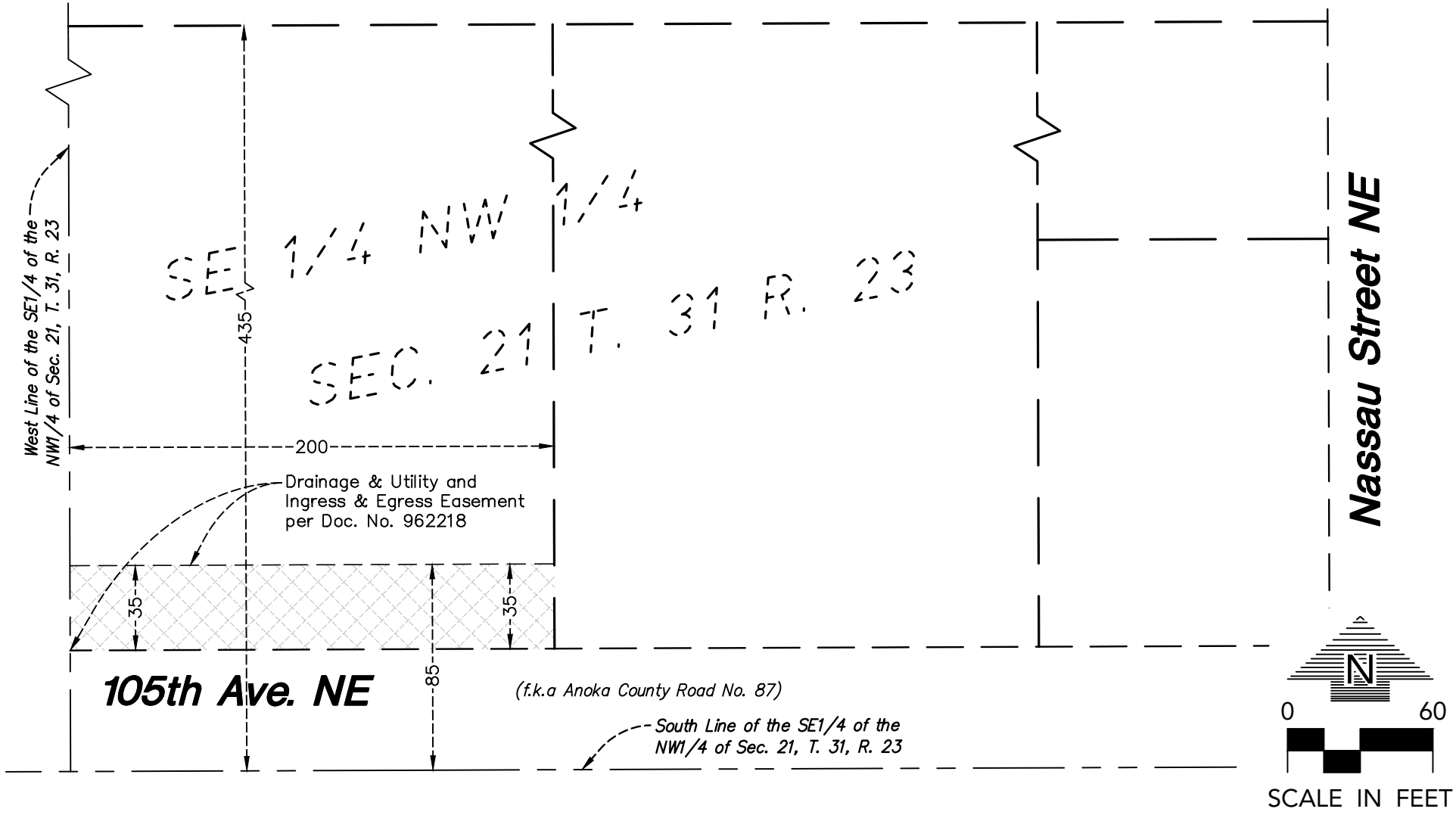
LOUCKS

Loucks Project No. 23026E

EXHIBIT B1

Easement Vacation Description
March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 962218, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LEGEND
VACATION AREA
7,000 +/- SQUARE FEET

LOUCKS
Loucks Project No. 23026E

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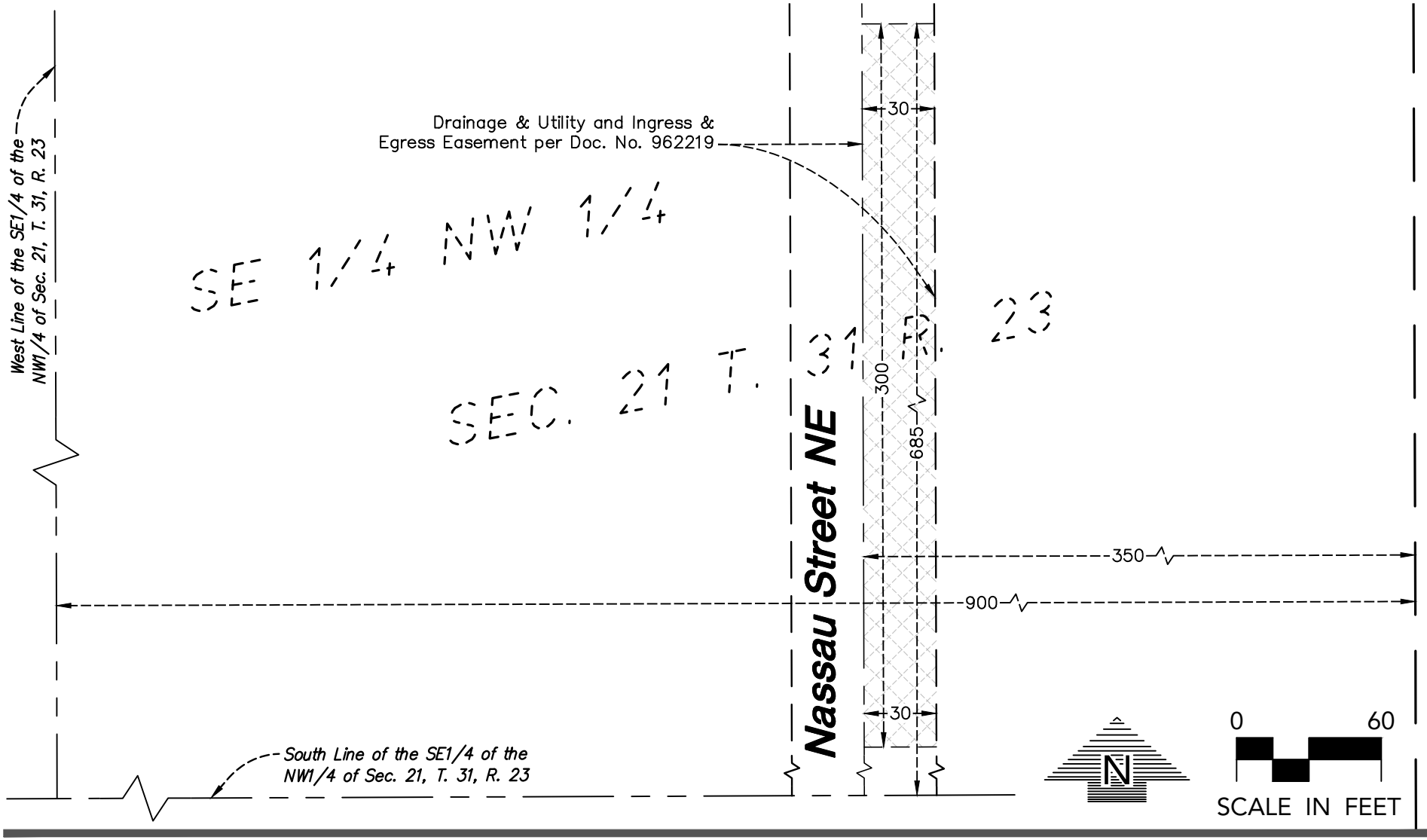
EXHIBIT B2

Easement Vacation Description
March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 962219, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LEGEND
VACATION AREA
9,000 +/- SQUARE FEET

LOUCKS
Loucks Project No. 23026E

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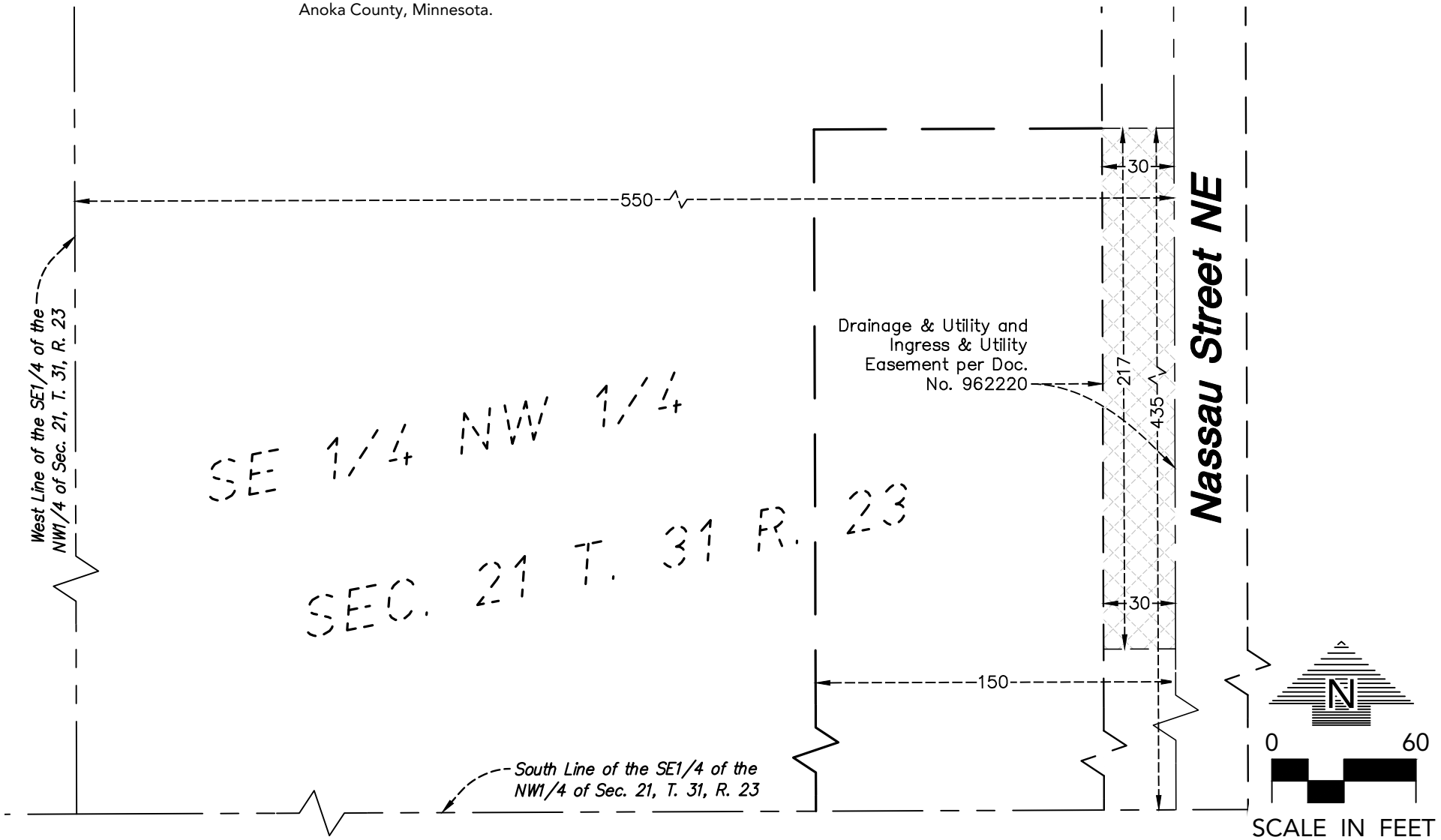
EXHIBIT B3

Easement Vacation Description
March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 962220, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LEGEND
VACATION AREA
6,510 +/- SQUARE FEET

LOUCKS
Loucks Project No. 23026E

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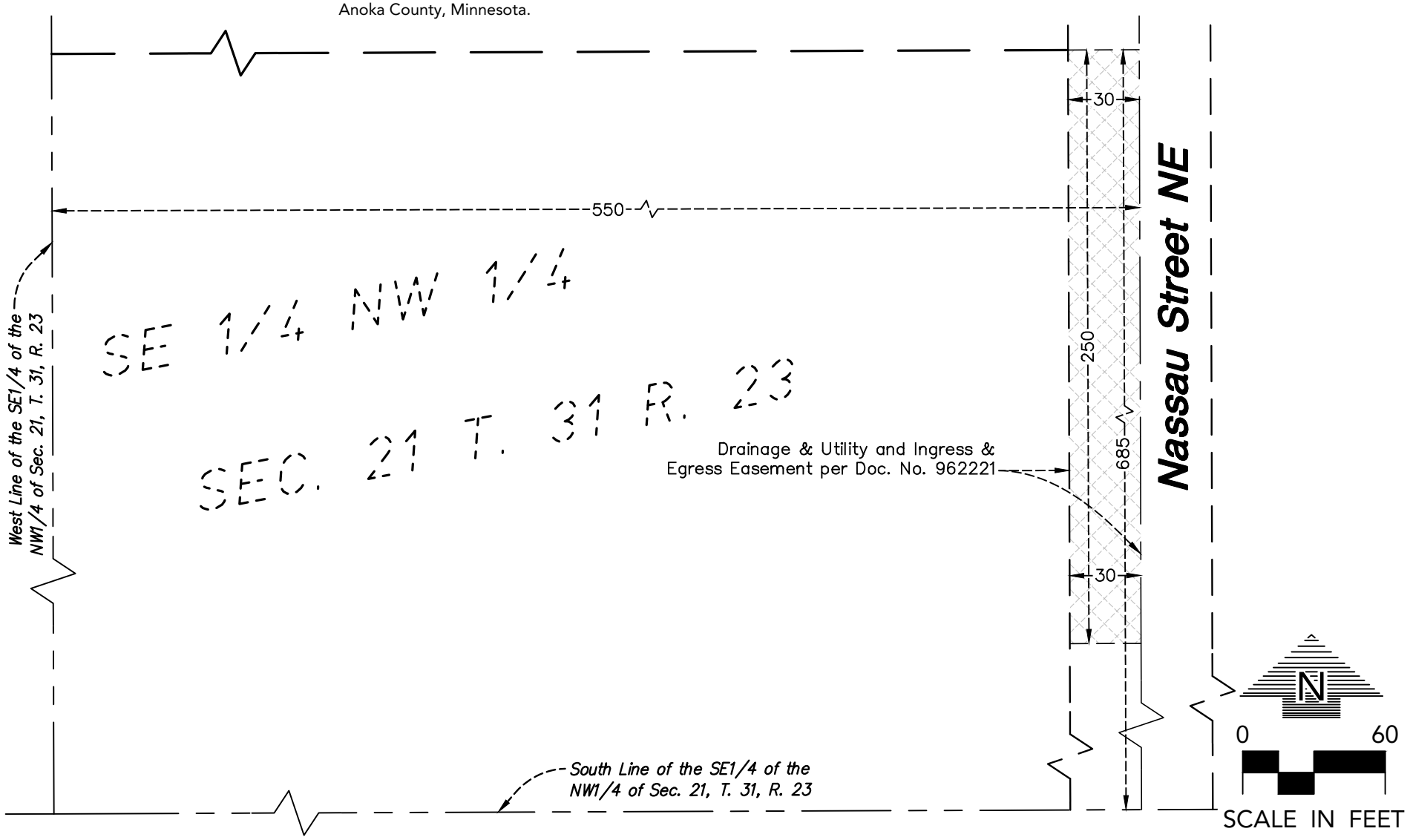
EXHIBIT B4

Easement Vacation Description
March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 962221, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LEGEND
VACATION AREA
7,500 +/- SQUARE FEET

LOUCKS
Loucks Project No. 23026E

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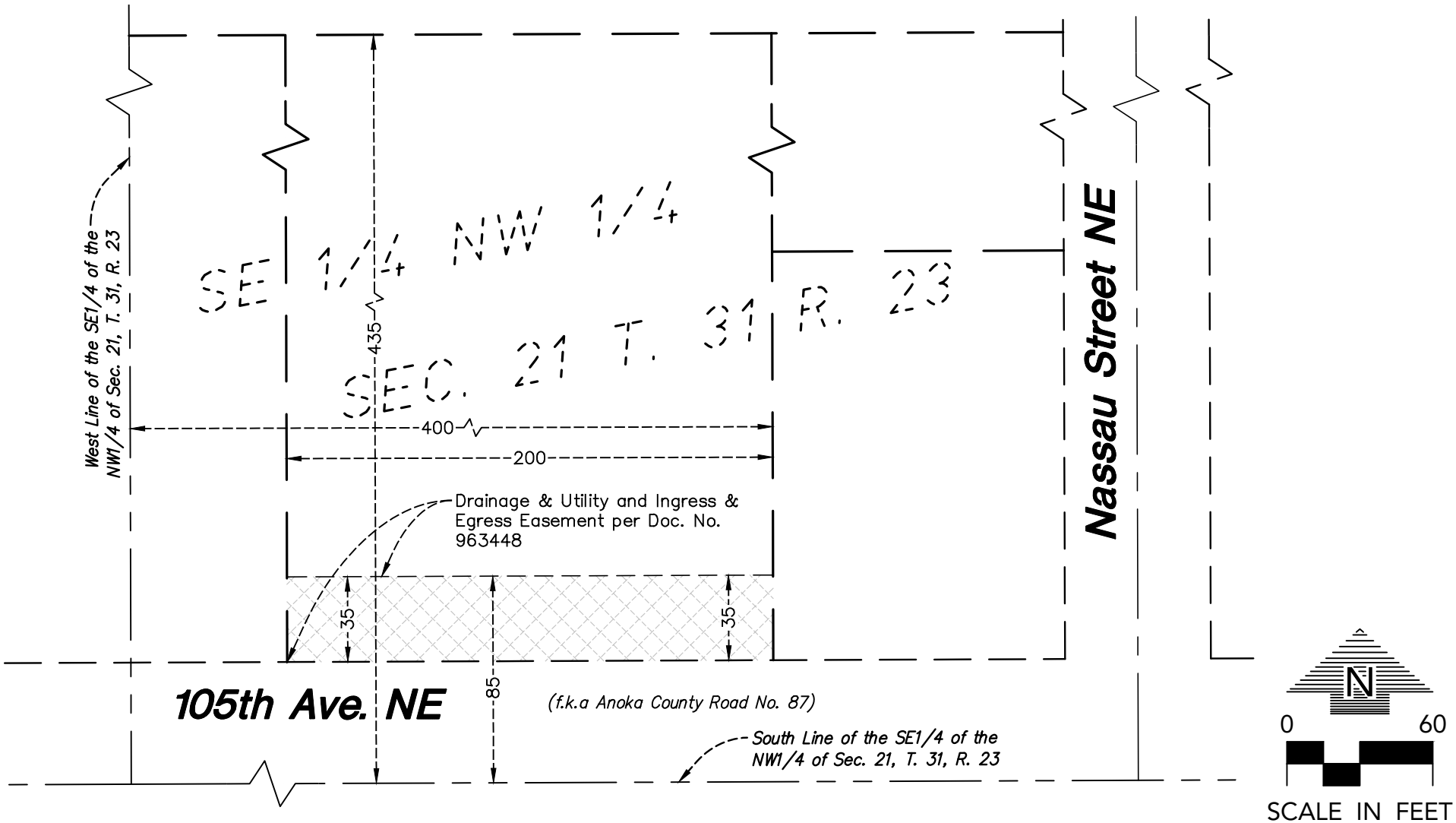
EXHIBIT B5

Easement Vacation Description
March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 963448, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LEGEND
VACATION AREA
7,000 +/- SQUARE FEET

LOUCKS
Loucks Project No. 23026E

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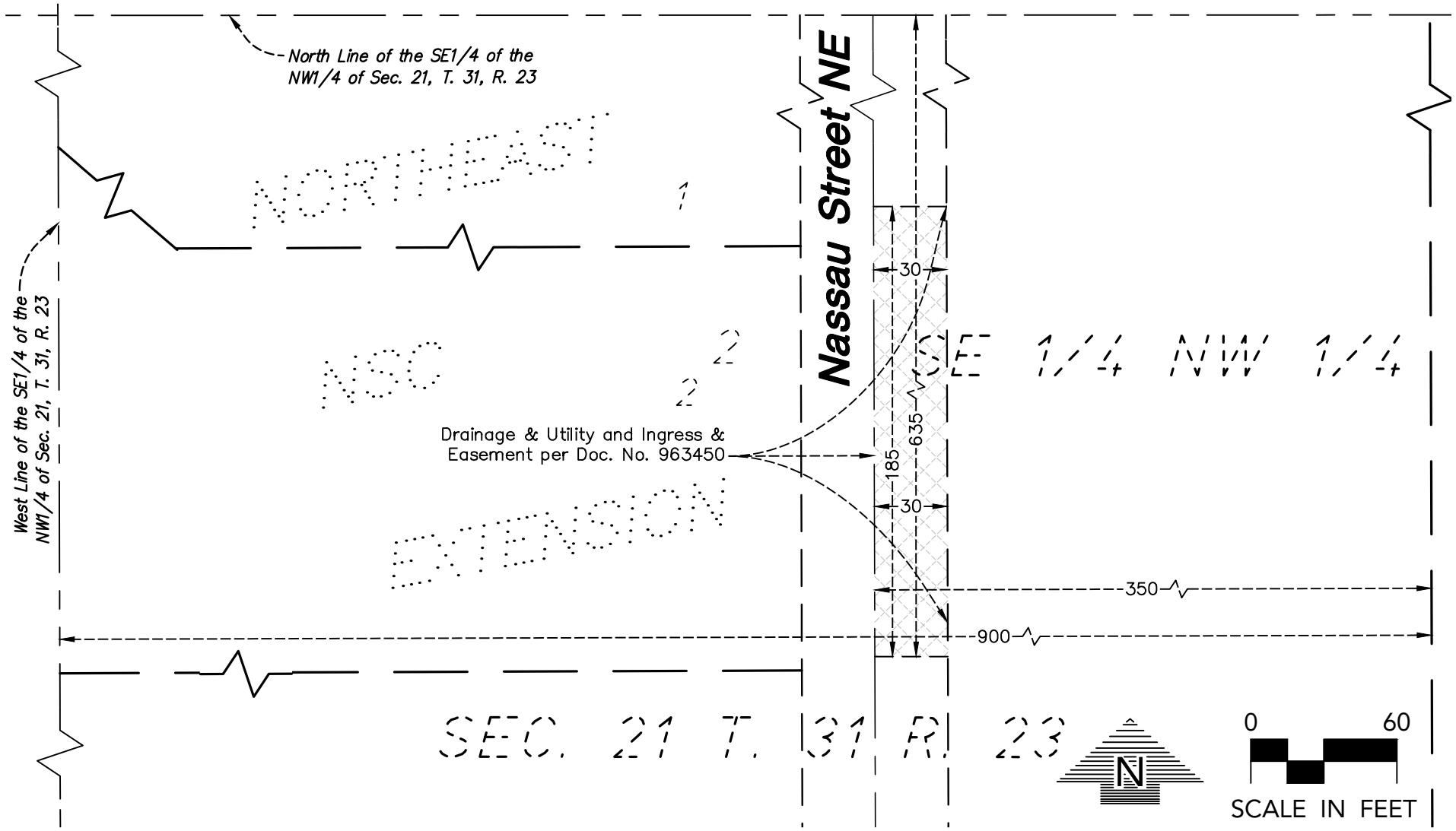
EXHIBIT B6

Easement Vacation Description
March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 963450, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LEGEND
VACATION AREA
5,553 +/- SQUARE FEET

LOUCKS
Loucks Project No. 23026E

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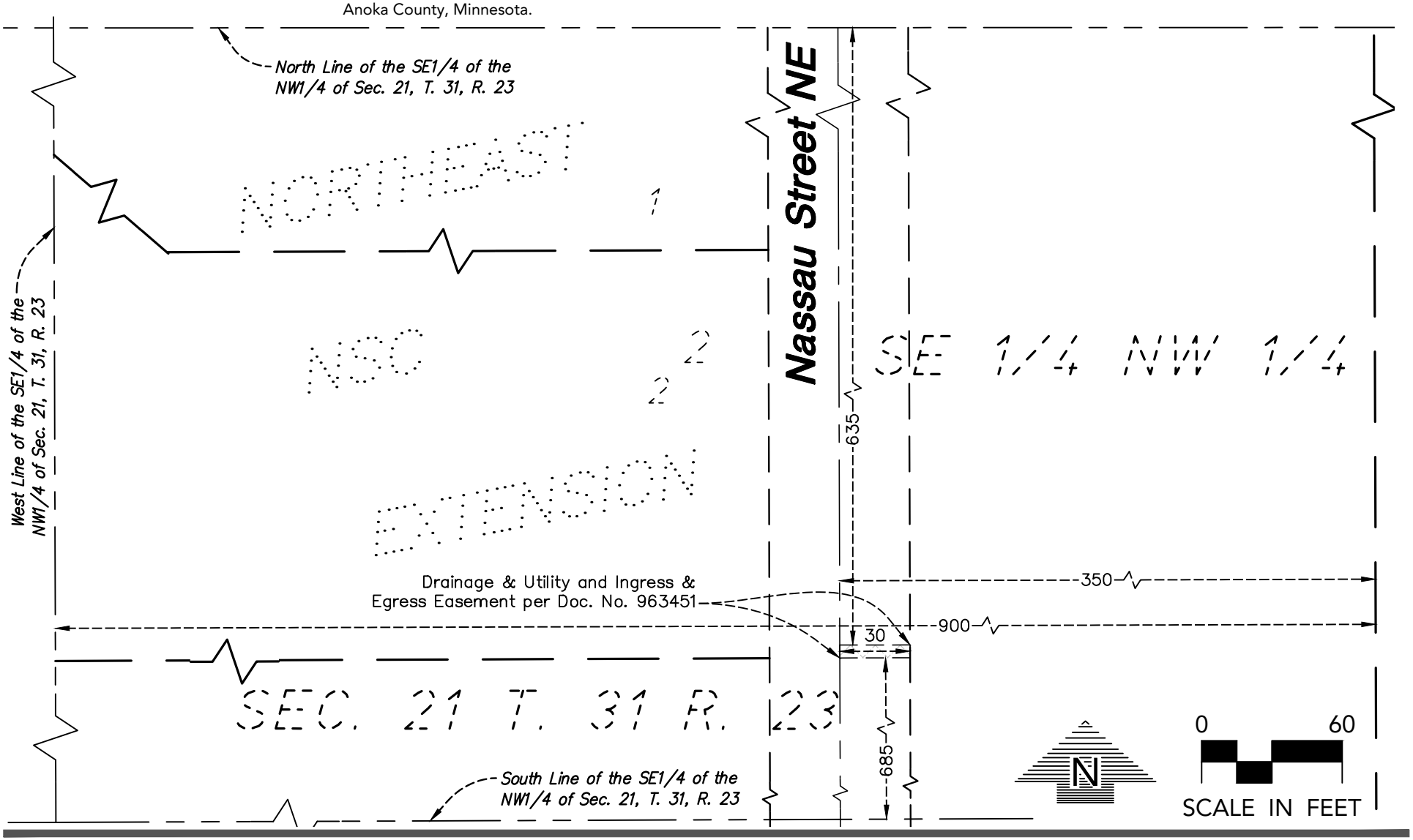
EXHIBIT B7

Easement Vacation Description
March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 963451, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LEGEND
VACATION AREA
165 +/- SQUARE FEET

LOUCKS
Loucks Project No. 23026E

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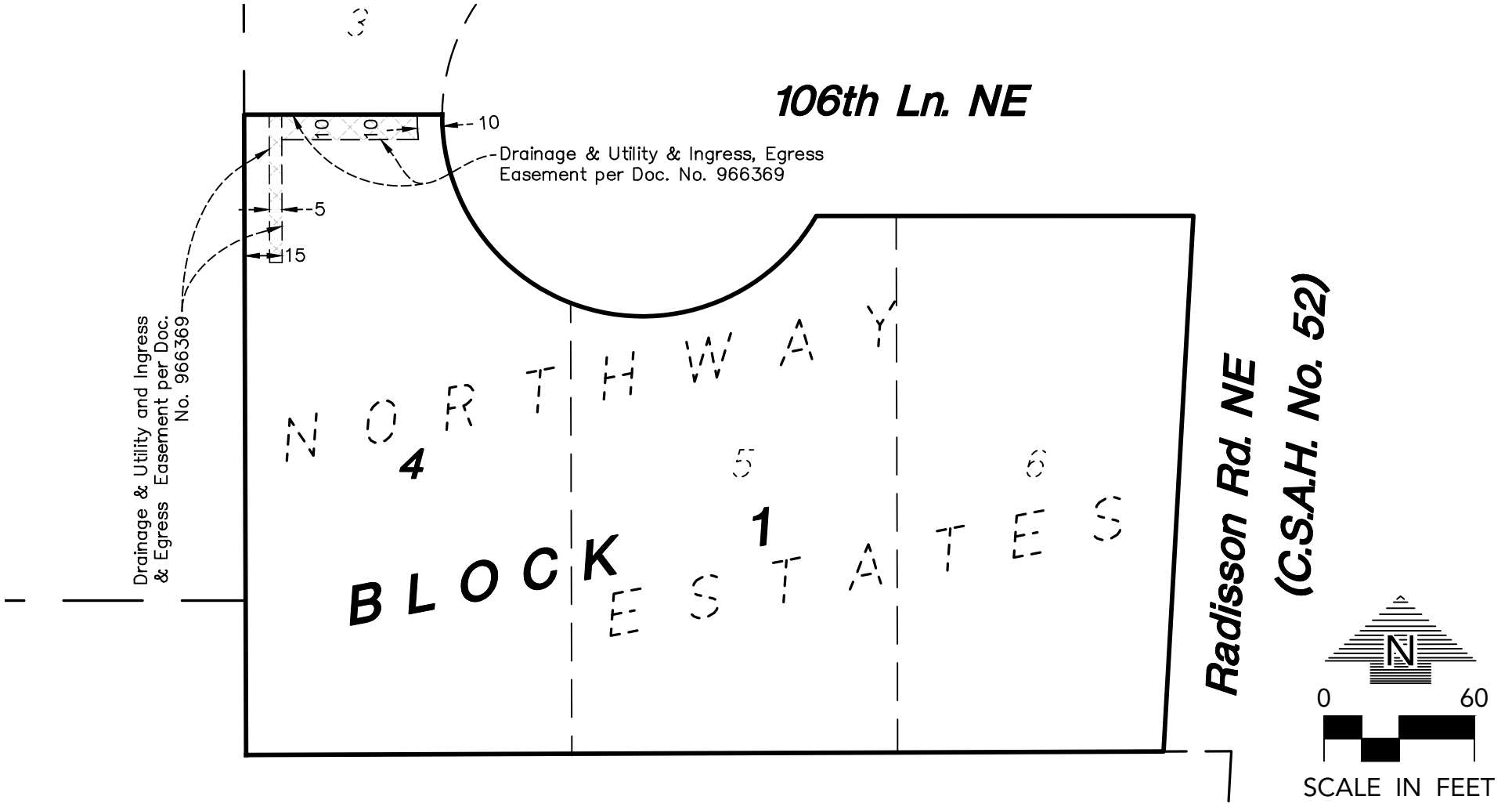
EXHIBIT B8

Easement Vacation Description
March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 966369, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LEGEND
VACATION AREA
837 +/- SQUARE FEET

LOUCKS
Loucks Project No. 23026E

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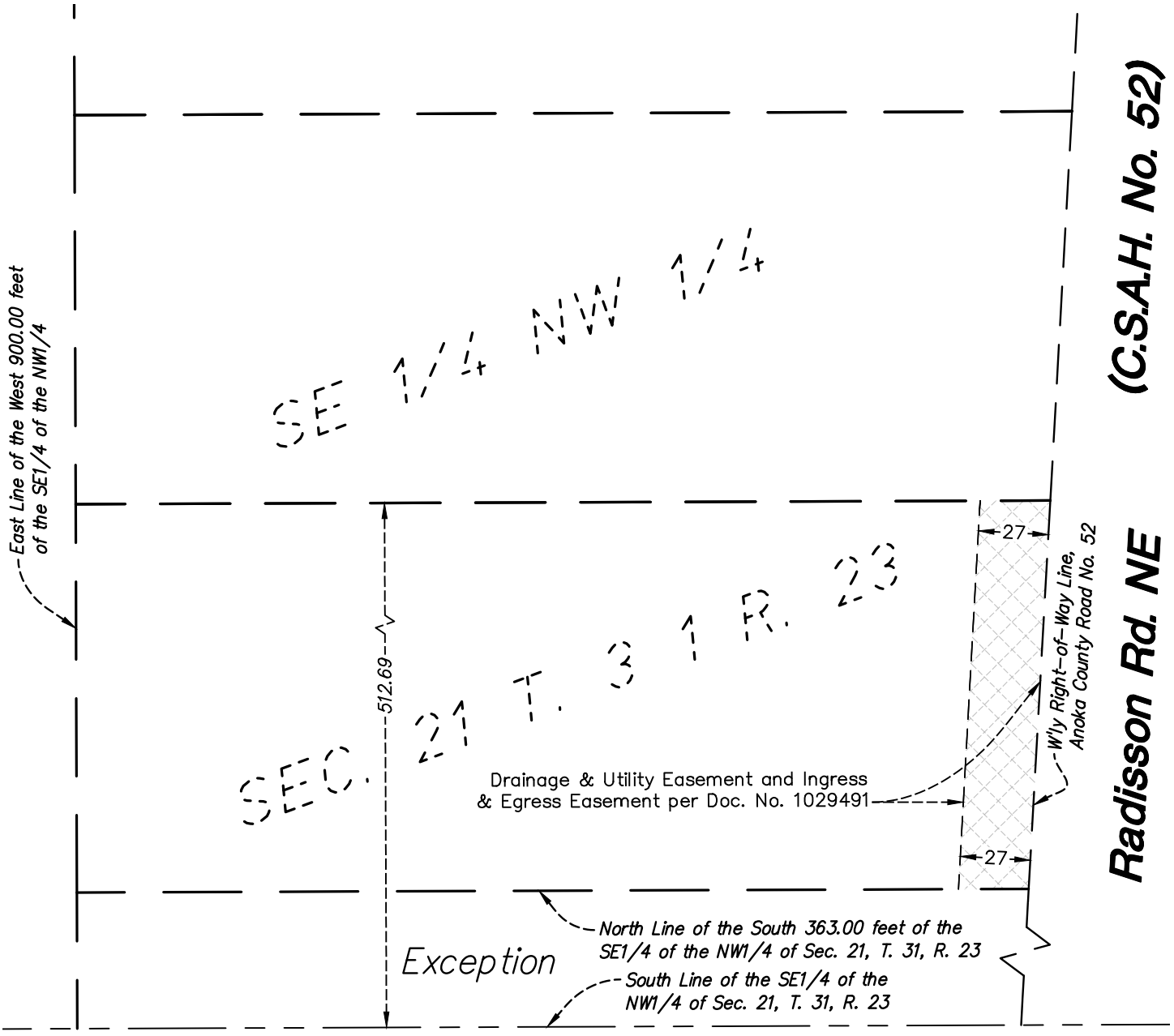
EXHIBIT B9

Easement Vacation Description
March 24, 2026

The drainage and utility easement, and ingress and egress easement, described per Document No. 1029491, Anoka County, Minnesota.



LEGEND

VACATION AREA
4,049 +/- SQUARE FEET

N

0 60
SCALE IN FEET

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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LOUCKS
Loucks Project No. 23026E

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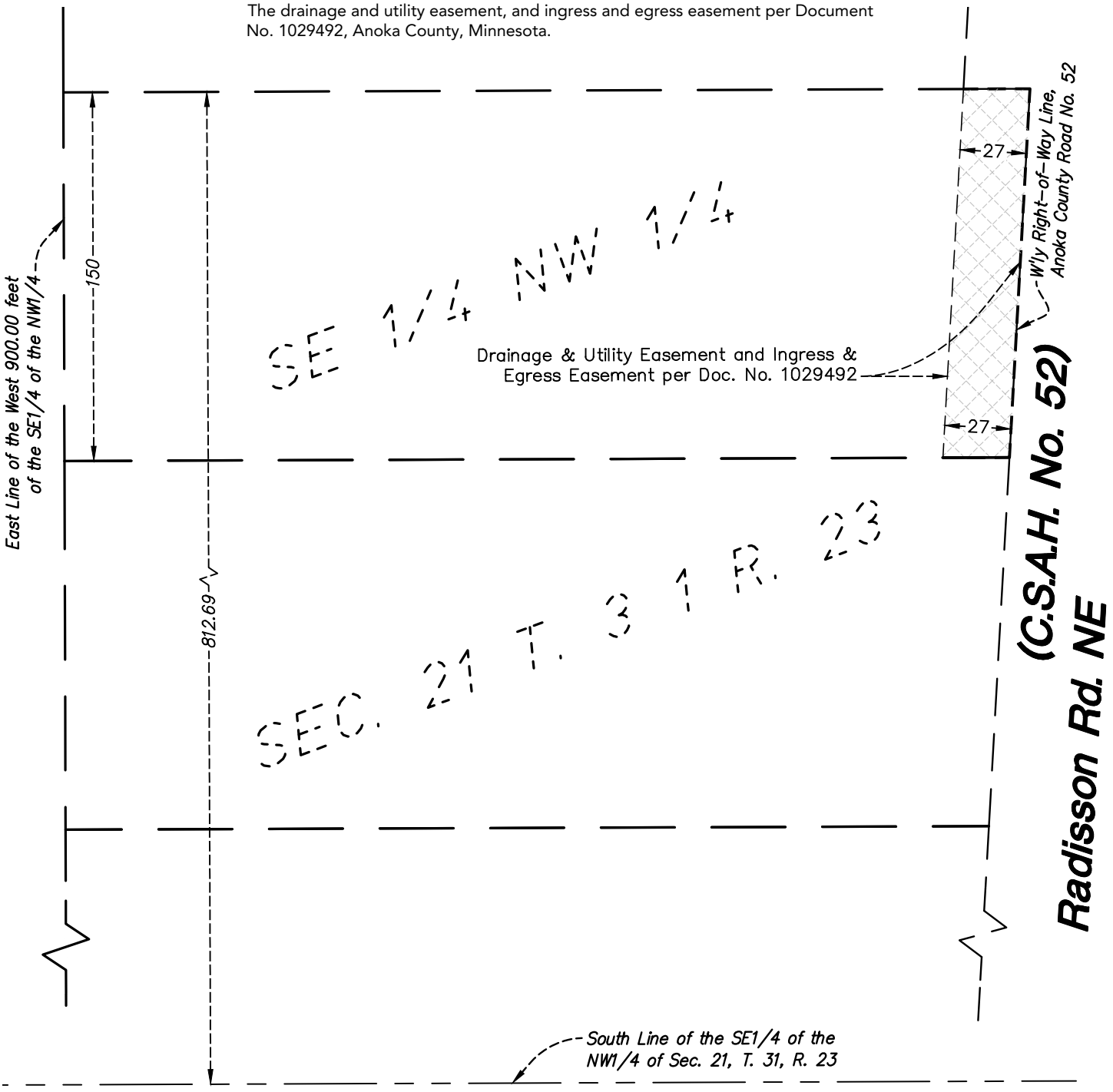
EXHIBIT B10

Easement Vacation Description
March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 1029492, Anoka County, Minnesota.



LEGEND

VACATION AREA
4,057 +/- SQUARE FEET

N

0 60
SCALE IN FEET

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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LOUCKS
Loucks Project No. 23026E

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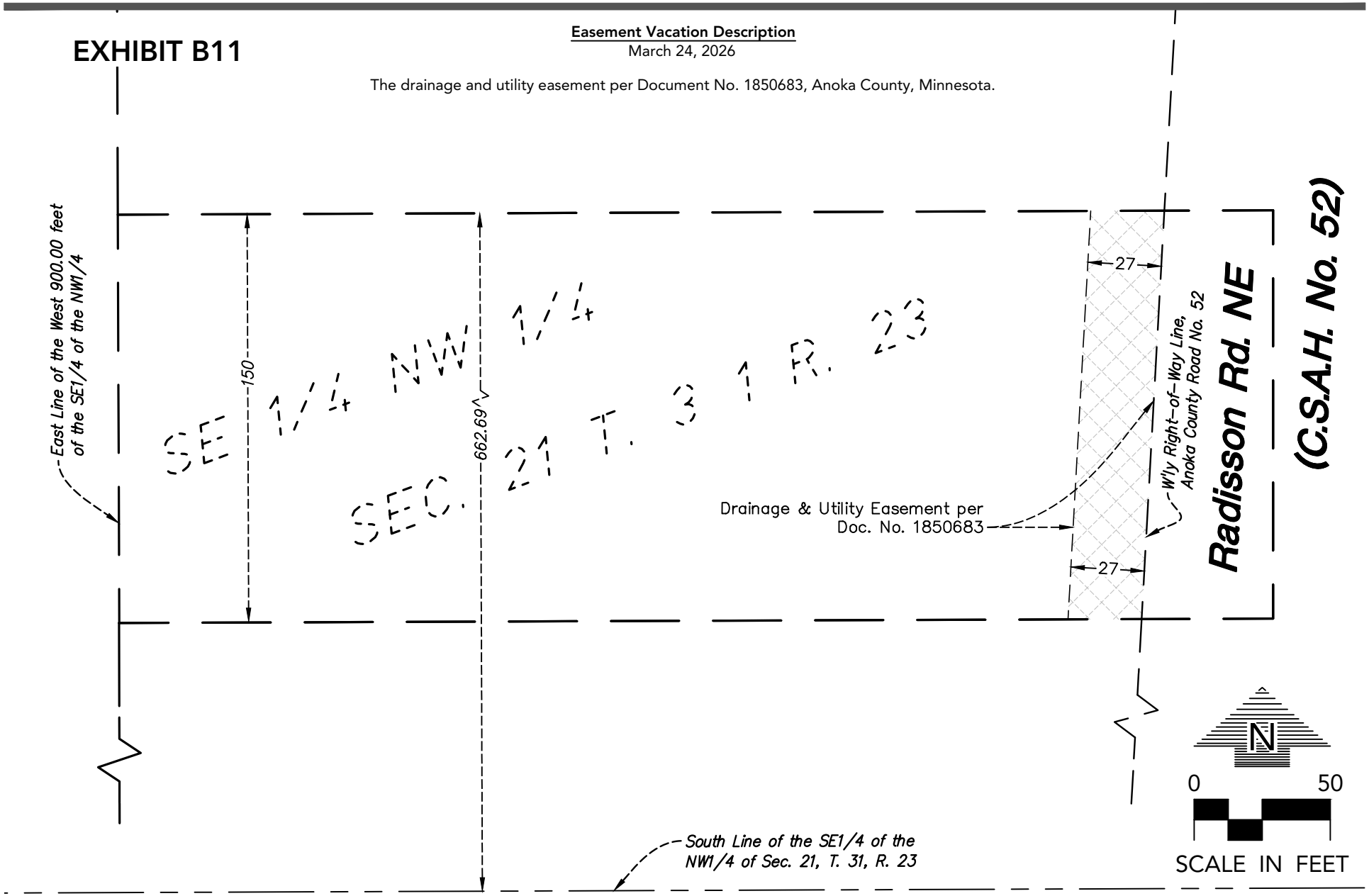
EXHIBIT B11

Easement Vacation Description
March 24, 2026

The drainage and utility easement per Document No. 1850683, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 — 03/24/26 Date

LEGEND

VACATION AREA
4,057 +/- SQUARE FEET

LOUCKS
Loucks Project No. 23026E

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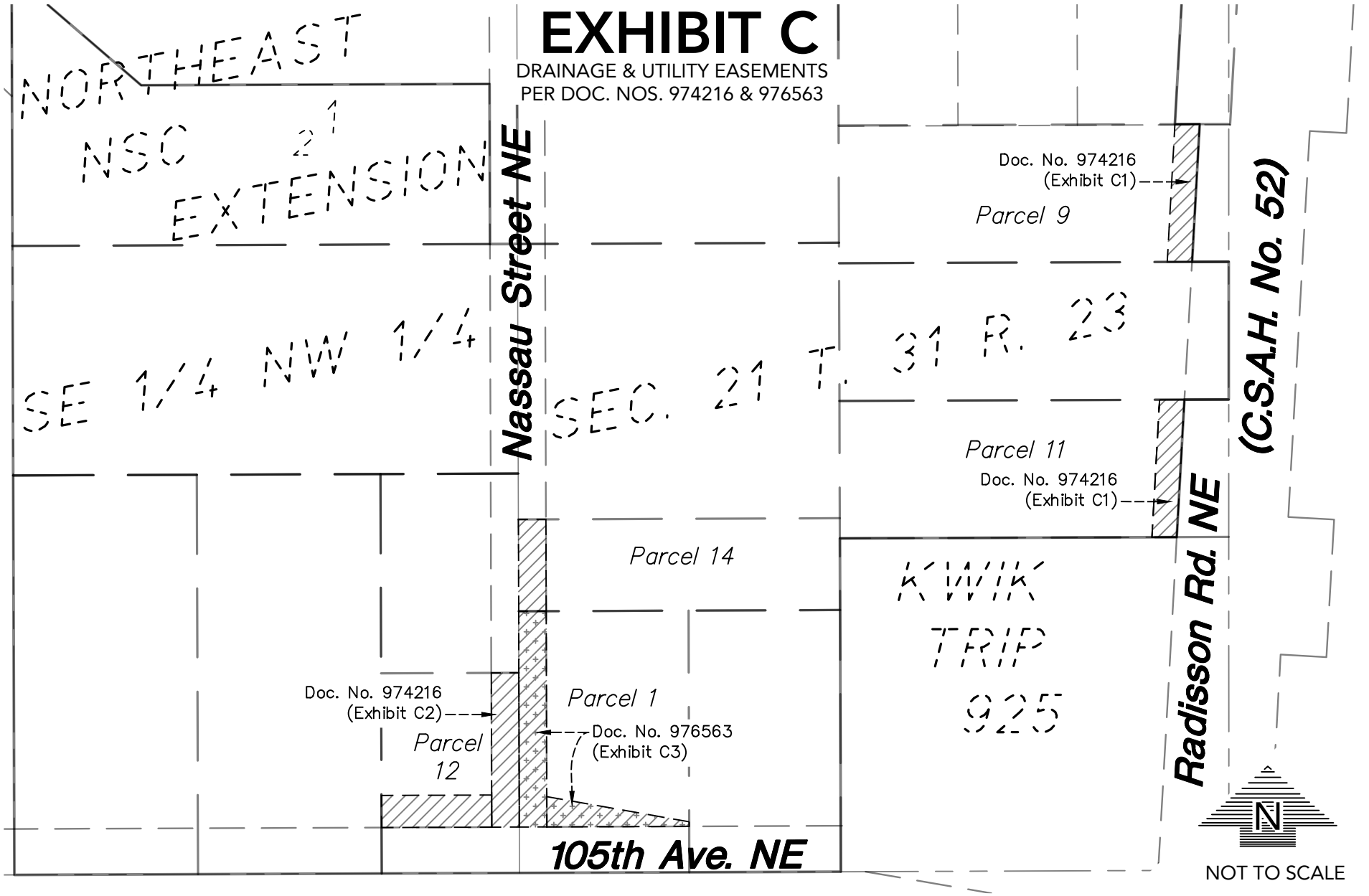
EXHIBIT C

DRAINAGE & UTILITY EASEMENTS
PER DOC. NOS. 974216 & 976563



NOT TO SCALE

LOUCKS

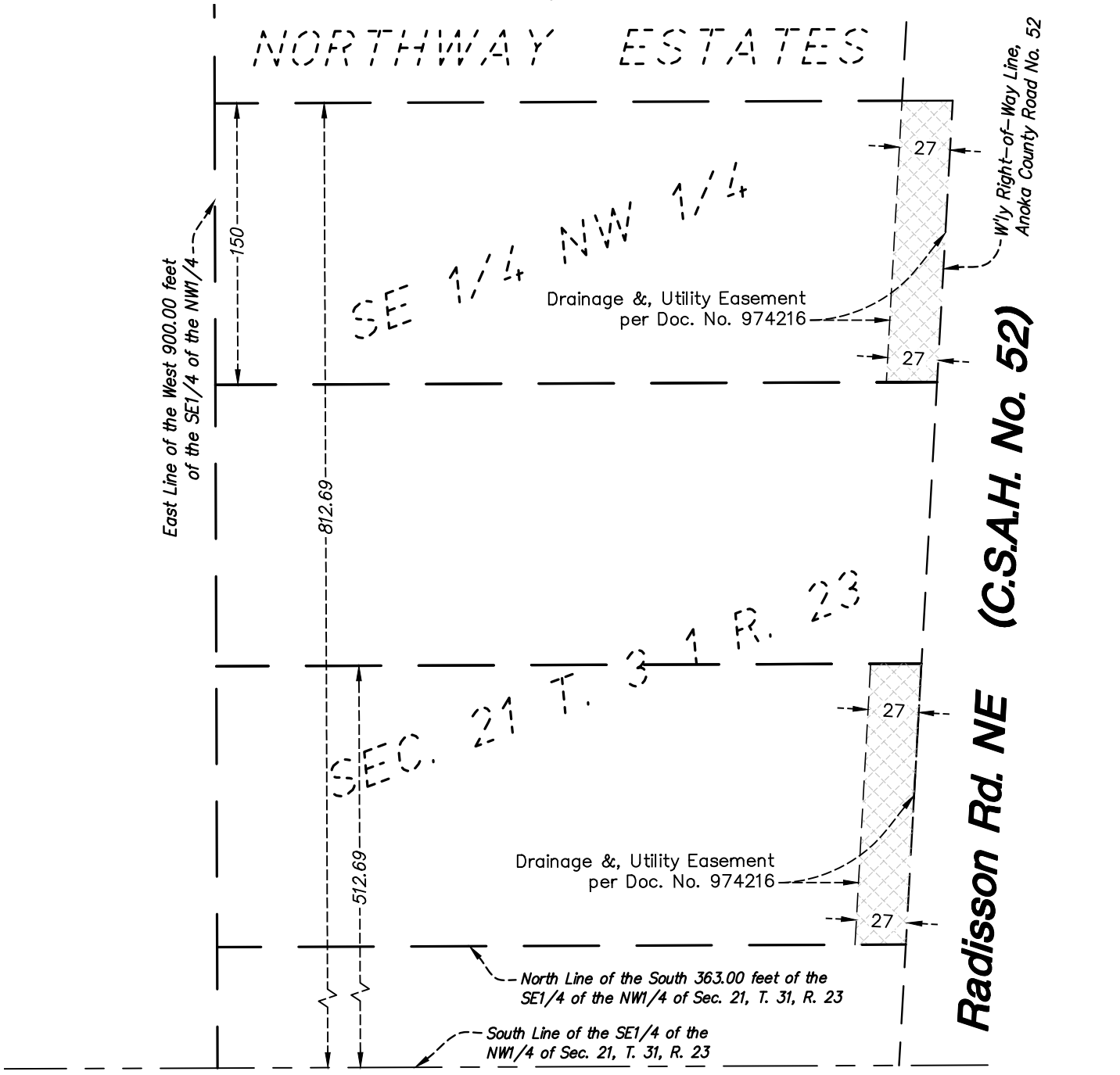
Loucks Project No. 23026E

W:\2023\23026E\CADD DATA\SURVEY_dwg Sheet Files\Exhibits\Vacations\Groups\23026A-EXH_C-VACA-D&U

EXHIBIT C1

Easement Vacation Description
March 24, 2026

Part of the drainage and utility easement along Radisson Road NE, described per Document No. 974216, Anoka County, Minnesota.



LEGEND

VACATION AREA
8,106 +/- SQUARE FEET

N

0 80

SCALE IN FEET

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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LOUCKS

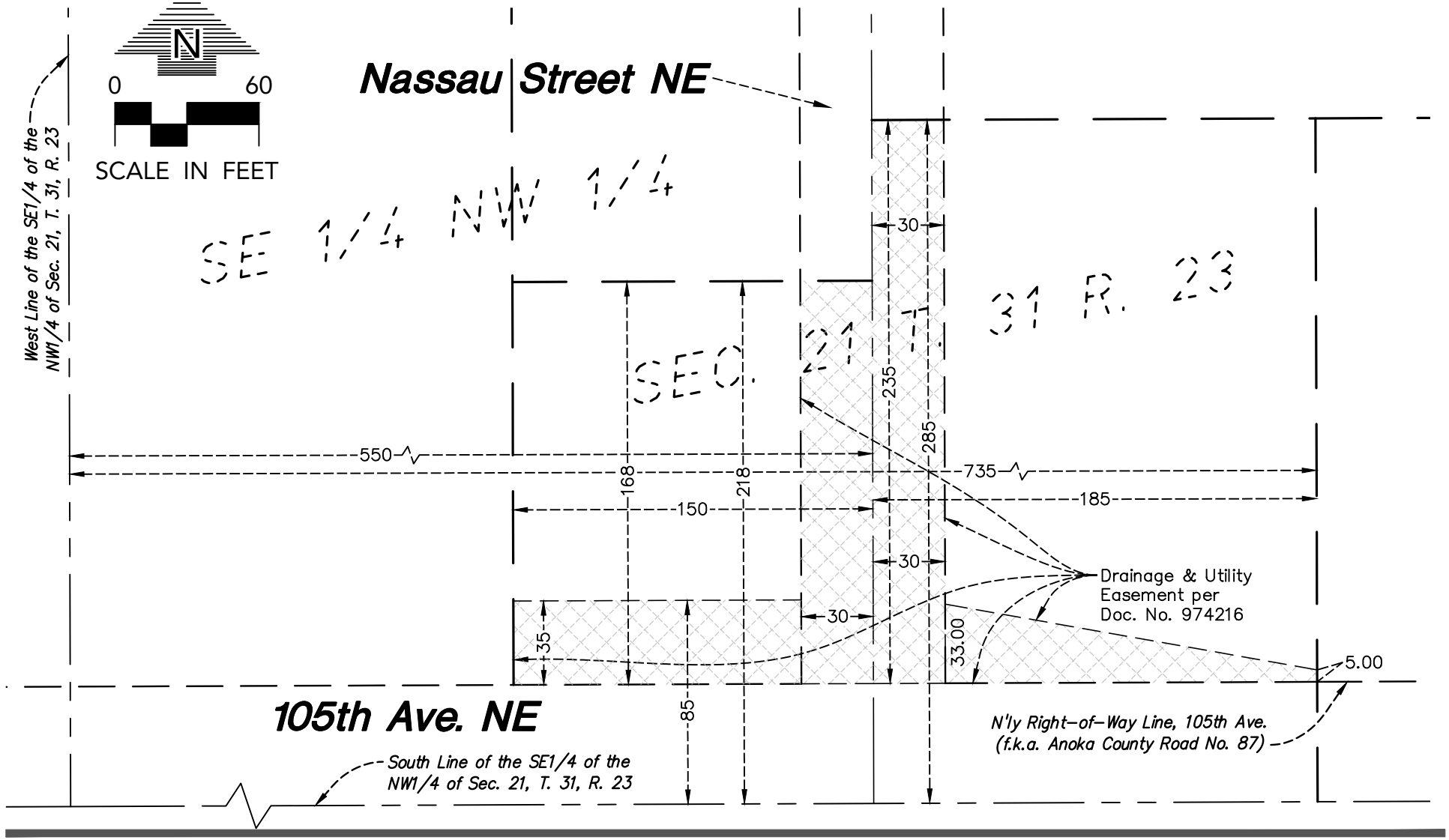
Loucks Project No. 23026E

W:\2023\23026E\CADD DATA\SURVEY_dwg Sheet Files\Exhibits\Vacations\23026E-EXH_VACA_974216_RADISSON_PARCEL_9

EXHIBIT C2

Easement Vacation Description
March 24, 2026

The drainage and utility easement along Nassau Street NE, described per Document No. 974216, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LEGEND
VACATION AREA
19,234 +/- SQUARE FEET

LOUCKS
Loucks Project No. 23026E

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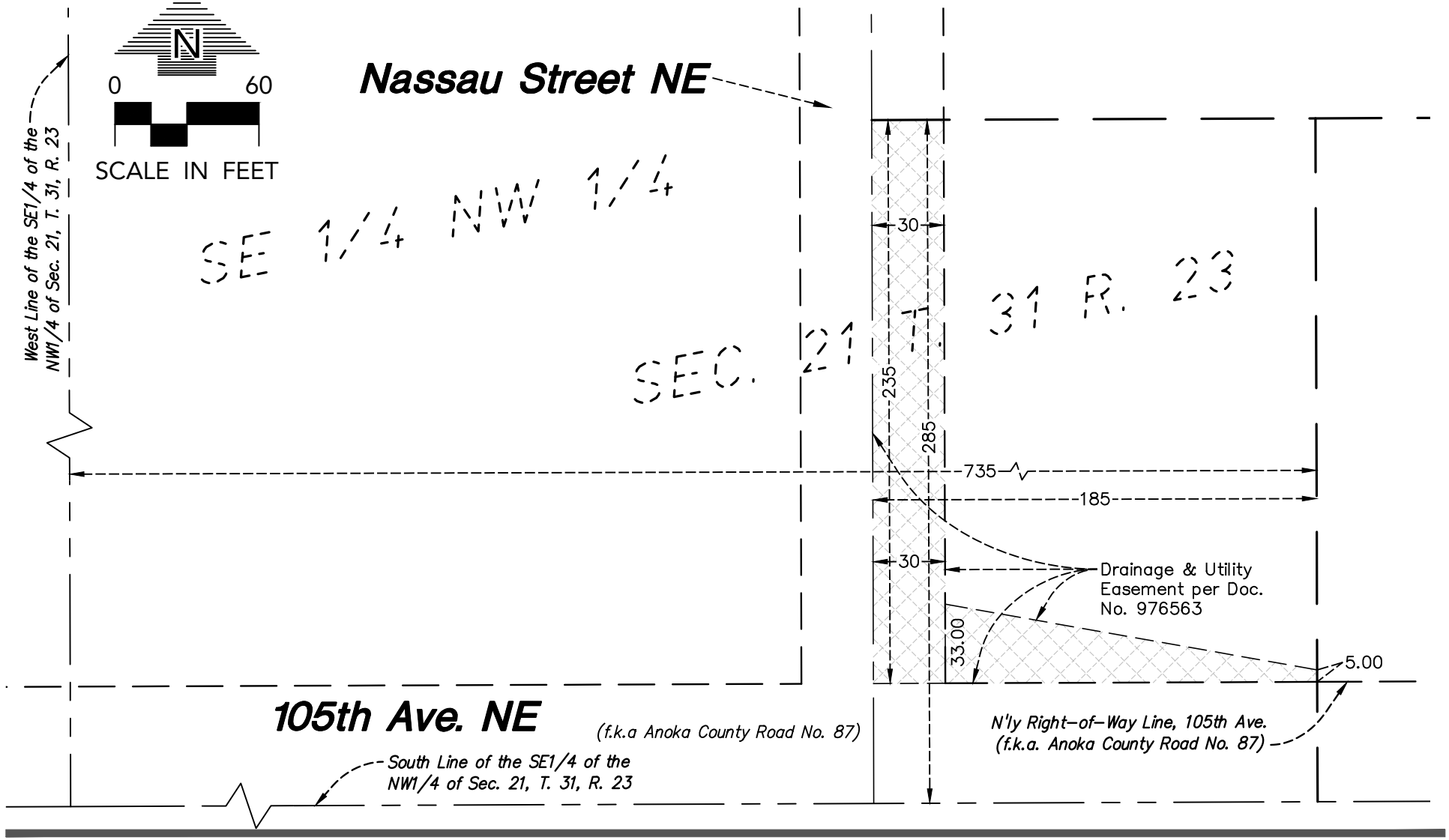
EXHIBIT C3

Easement Vacation Description
March 24, 2026

The drainage and utility easement, described per Document No. 976563, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LEGEND
VACATION AREA
9,995 +/- SQUARE FEET

LOUCKS
Loucks Project No. 23026E

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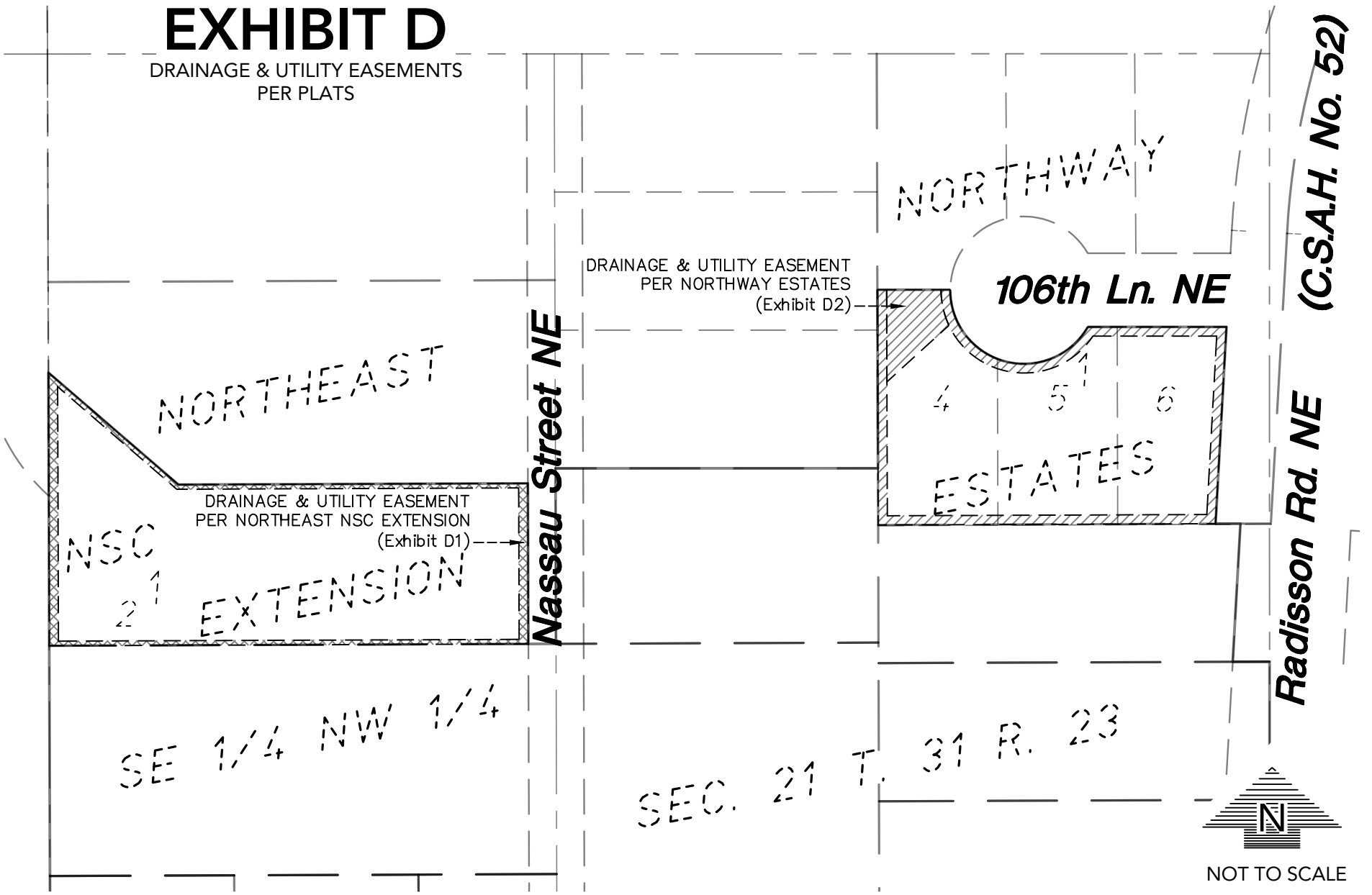
EXHIBIT D

DRAINAGE & UTILITY EASEMENTS
PER PLATS



NOT TO SCALE

LOUCKS

Loucks Project No. 23026E

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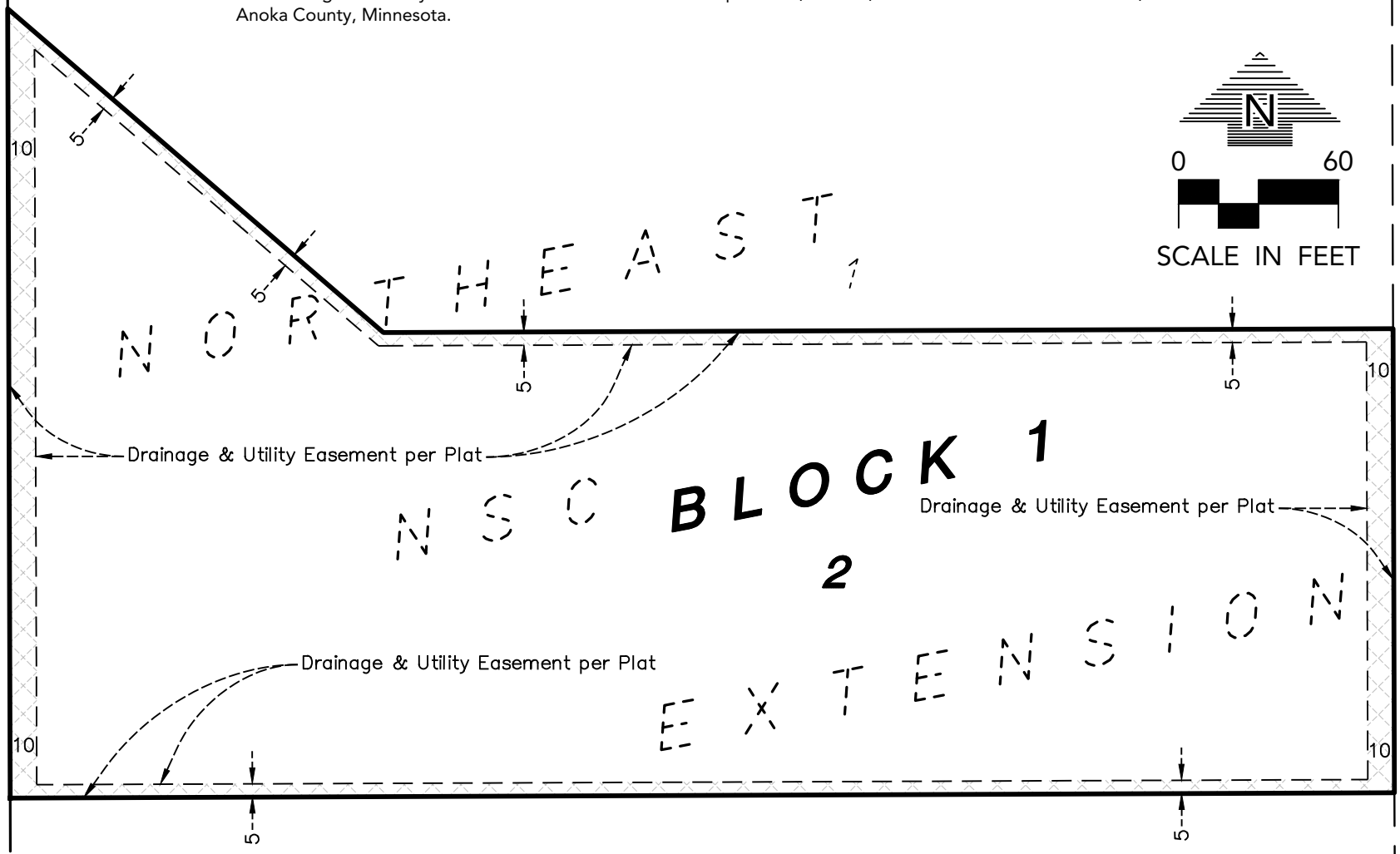
EXHIBIT D1

Easement Vacation Description
March 24, 2026

The drainage and utility easements as shown and dedicated per Lot 2, Block 1, NORTHWEST NSC EXTENSION, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LEGEND
VACATION AREA
9,876 +/- SQUARE FEET

LOUCKS
Loucks Project No. 23026E

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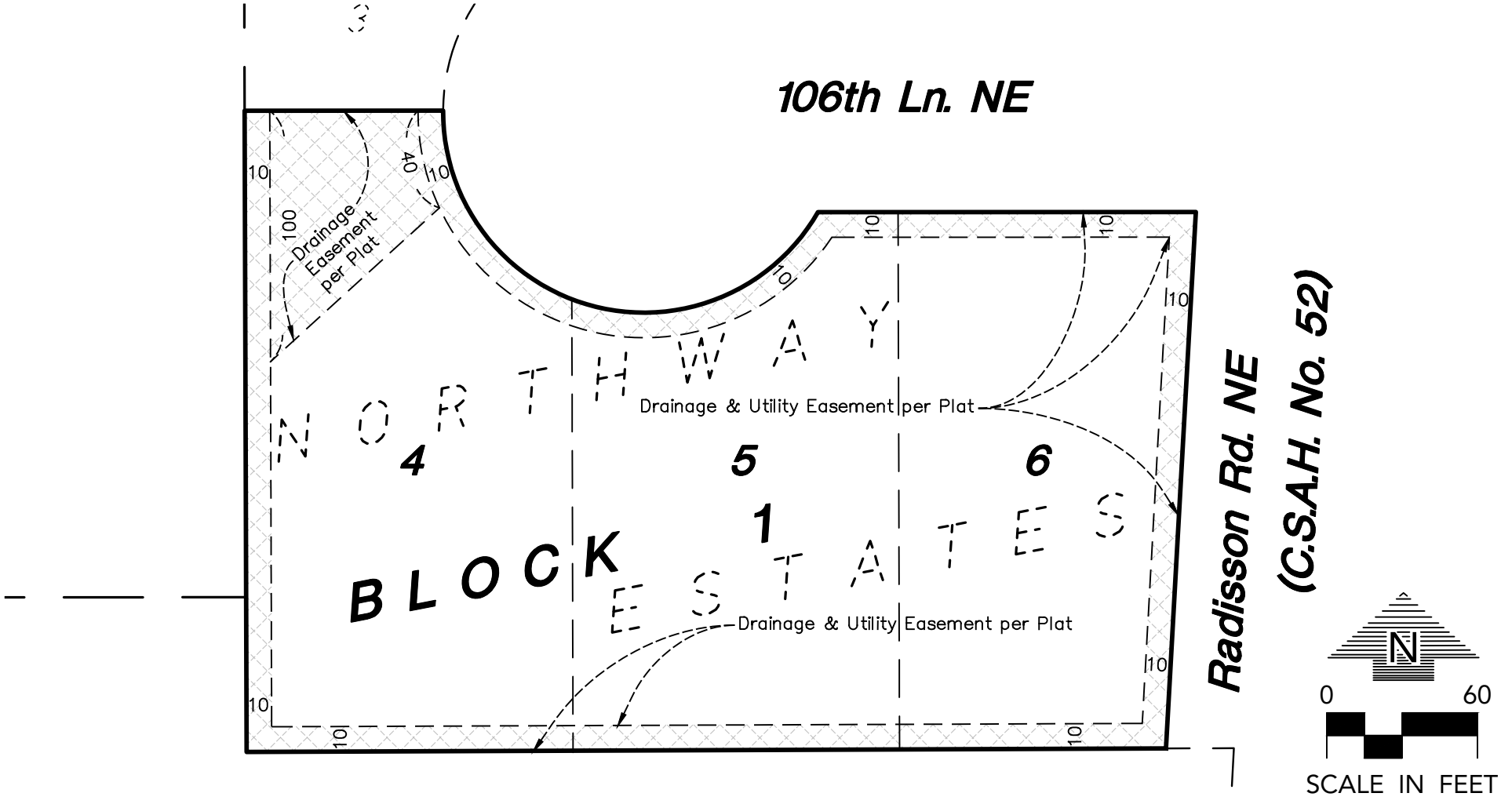
EXHIBIT D2

Easement Vacation Description
March 24, 2026

The drainage and utility easements as shown and dedicated per Lots 4, 5 and 6, Block 1, NORTHWAY ESTATES, Anoka County, Minnesota.



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

Max L. Stanislowski - PLS License No. 48988 03/24/26 Date

LEGEND

VACATION AREA
16,192 +/- SQUARE FEET

LOUCKS
Loucks Project No. 23026E

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City of Blaine
Staff Report

File Number: 2026-86

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: - Brian Podany, Safety Services Manager/Police Chief

Agenda Item # 7.12

Approve Annual Payment of JLEC Shared Costs for Public Safety Data System (PSDS)

Executive Summary

Staff requests Council approval of the 2026 payment of $141,529.00 for the annual shared costs of the Public Safety Data System (PSDS), pursuant to Section 6.05 of the City Charter which requires Council approval of all purchases or contracts over $50,000.

Background

The Anoka County Joint Law Enforcement Council (JLEC) is a collaborative group comprising every law enforcement agency in Anoka County as well as elected officials from those entities. Together, they fund the Public Safety Data System (PSDS). The Blaine Police Department is part of this collaborative group and uses the PSDS software for our Records Management System, as well as the Computer Aided Dispatch system, and other collaborative items. Each year the Blaine Police Department is responsible for paying their shared costs of the PSDS system. This payment of $141,529.00 represents those costs.

Strategic Plan Relationship

The PSDS system ensures that the Blaine Police Department has the needed software and resources to provide the essential public safety services to the community.

Board/Commission Review

None

Financial Impact

Funding for this expenditure was appropriated within the Police Departments 2026 General Fund operating budget, within the Police Records sub-division.

Public Outreach/Input

None

Staff Recommendation

Council approve the JLEC shared cost payment of $141,529.00 for PSDS.

Attachment List

None

City of Blaine
Staff Report

File Number: RES 26-53

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Resolution

7:00 PM - Public Hearing and Items Published for a Certain Time - Jason Zimmerman, Finance Director

Agenda Item # 8.1

Resolution Authorizing a Housing Program and Providing for the Issuance and Sale of a Senior Housing Revenue Note and Subordinate Senior Housing Revenue Bonds at the Request of Blaine Senior Living, LLC, and Approving Documents to be Entered Into in Connection Therewith

Executive Summary

Catholic Eldercare has requested that the City of Blaine serve as the conduit debt issuer for multifamily housing revenue notes in an amount not to exceed $40,000,000 to facilitate their acquisition of the Crest View Senior Community at Blaine. As a conduit issuance, these revenue notes allow the borrower to access tax-exempt financing while ensuring that the city bears no liability for repayment, as the debt is secured solely by the project's revenues and assets. In conjunction with this ownership transfer, the applicant also seeks Council approval for the assignment of the existing Tax Increment Financing (TIF) District No. 1-18 note from Crest View Senior Communities. The assignment of a TIF note is standard administrative practice when a property located within an active district is sold, ensuring the continuity of the established financial obligations under the new ownership without impacting the City's municipal debt capacity.

Background

Conduit Bonds

The City was contacted in early February by legal counsel for Catholic Eldercare regarding the potential issuance of conduit financing. The request, for an amount not to exceed $40,000,000, is intended to facilitate the purchase of the Crestview Senior Community property at 12016 Ulysses St. NE.

Unlike almost all other bonds, private activity revenue bonds, otherwise known as conduit bonds, are initiated by and issued for the benefit of private entities. Under the state statutes that authorize these bonds, the city first issues the bonds and then loans proceeds to the private entity. That private entity

repays the loan in an amount sufficient to pay principal and interest on the bonds. As a practical matter, the loan is handled entirely by a separate bond trustee (usually the trust division of a bank).

Conduit bonds are a financing vehicle used by non-profit developers to help reduce the costs of borrowing by having a government entity issue bonds for capital financing that may qualify for tax-exempt status. Because the interest paid to investors by borrowers is excluded from the investors' state and federal taxable income, the investors are willing to accept a lower interest rate (they get to keep more of their interest earnings so they lend at a lower rate). That lower, tax-exempt interest rate makes it more affordable for borrowers like the NSC to build/expand/equip their buildings because they don't carry as much interest expense when they borrow money for their capital projects.

Although the local government entity issues the bonds, the government entity has no obligation for the debt and almost no role in payment or administration of the bonds. The three most common conduit bonds in Minnesota are:

- Qualified 501c(3) bonds, where the user of bond proceeds is a nonprofit organization including hospitals, nursing homes, senior and other affordable housing, and schools (from K-12 to college).
- Housing revenue bonds (exempt facilities), where the user of bond proceeds is a private for-profit entity that builds housing intended for occupancy by persons or families who meet specified low-income guidelines.
- Small issue manufacturing bonds, where the user of the proceeds is a manufacturing business that constructs manufacturing facilities that meet certain federal requirements.

How Conduit Bonds Work:

- The conduit issuer (usually a state or local government) issues the bonds and provides the proceeds to the private entity or nonprofit (the "conduit borrower").
- The conduit borrower is responsible for repaying the principal and interest on the bonds, not the government issuer.
- Repayment typically comes from revenues generated by the financed project (e.g., hospital fees, rent from housing).
- The conduit issuer's main role is to provide access to the tax-exempt municipal bond market, allowing the borrower to benefit from lower interest rates.

Key Features of Conduit Bonds:

- No obligation of the City or EDA to make payments: Private activity bonds are considered revenue bonds, payable solely from the private borrower's loan payments made in accordance with a loan agreement. No funds will come from the City or EDA.
- Expenses and costs to be paid by the borrower: The borrower is required to pay all expenses incurred by the City or the EDA associated with this issuance.
- Indemnification: The borrower is required to indemnify the City and the EDA for any potential liability or future costs incurred by the City or the EDA with respect to the Notes, the Project, and granting necessary approvals.

- Not backed by government credit: These bonds are not supported by the full faith and credit of the issuing government. Investors rely on the financial strength of the conduit borrower and the project's revenue for repayment.
- Tax benefits: Interest income from many conduit bonds is exempt from federal (and sometimes state or local) income tax, making them attractive to investors.
- Higher risk: Since repayment depends on the project's success, conduit bonds are generally riskier than traditional municipal bonds backed by government tax revenue.

TIF Note Assignment

In addition to the authorization of the conduit revenue bonds, the proposed transaction includes the formal assignment of the existing "Pay-As-You-Go" (Pay-go) Tax Increment Revenue Note associated with TIF District No. 1-18. In municipal finance, a Pay-As-You-Go (Pay-go) Tax Increment Financing (TIF) is a method where the developer funds the costs of a project upfront, and the city reimburses them over time using the new property tax revenue (increment) generated by that specific development. Unlike a traditional TIF, where a city might issue bonds to pay for infrastructure upfront, Pay-go shifts the financial risk from the taxpayers to the developer.

The TIF Plan for this district was originally approved by the City Council and EDA on January 8, 2015, to support the development of the 152-unit senior housing project. Catholic Eldercare is now assuming ownership of the facility and, as part of the acquisition, requires the formal assignment of the TIF Note from the original developer, Crest View Senior Community, to Catholic Eldercare.

The assignment of the TIF note is standard practice when a property is sold within a TIF District, as it ensures the financial incentives and obligations established at the project's inception transfer to the new owner. Staff has reviewed the request and confirmed that the assignment is consistent with the City's long-term economic development goals and the original "but-for" findings of the district.

The TIF plan remains structured with the following original requirements:

- Housing District: A 25-year duration.
- Income Restrictions: 20% of the units must be occupied by low-to-moderate-income residents.
- Pay-As-You-Go: The City reimburses the owner using 90% of the tax increment generated by the site, with the EDA retaining 10% for administration.

There is no change to the City's financial position or the terms of the TIF Note:

- Principal & Interest: The maximum principal amount and interest rate remain as originally established in 2015.
- Funding Source: Payments are made solely from the increment generated by the property; no General Fund or property tax levy dollars are pledged.
- Admin Fee: The EDA will continue to receive the 10% administrative fee from the annual increment.

Strategic Plan Relationship

Providing private placement financing to eligible organizations within the community promotes collaboration and engagement as well as the overall economic vitality of Blaine.

Board/Commission Review

Not applicable.

Financial Impact

The conduit financing will not constitute a charge, lien or encumbrance upon any property of the city except the Project, and such note or obligations will not be a charge against the city's general credit or taxing powers. The debt will be issued as a special, limited revenue obligation of the city payable solely from sums to be paid by the borrower pursuant to a revenue agreement.

In accordance with the City's administrative policy for private activity revenue bond financing, the following fee structure is typically applied to the principal amount of the bonds issued to recover administrative costs for services related to the issuance:

- 1% of the first five million dollars, plus;
- 1/2% of the next $15 million, plus;
- 1/4% for the remainder of funds borrowed that exceeds $20 million.

Per the aforementioned policy and estimated financing amount of $36.5 million, the city would receive a fee of approximately $166,250 to facilitate this transaction. In recognition of the facility's unique circumstances, specifically its TIF District designation and prior conduit bond financing provided at time of initial construction, a $90,000 fee has been negotiated by the City Manager, payable upon the closing of the bonds. Additionally, Catholic Eldercare is responsible for all fees and charges incurred by the city associated with this request.

The assignment of the TIF Note from Crest View Senior Community to Catholic Eldercare will not modify the terms, conditions, or requirements originally established at its approval on January 8, 2015. All existing obligations, including the 25-year duration and the low-to-moderate-income housing restrictions, remain in full effect and transfer to the new owner. Because the Note is a "Pay-As-You-Go" obligation, the city’s commitment is limited strictly to the tax increment actually generated by the project. The assignment simply directs those existing payments to the new owner.

Public Outreach/Input

Notice of this hearing was published in the March 20 edition of the *Blaine/Spring Lake Park/Columbia Heights/Fridley Life.* No feedback was received by the Finance Department.

Staff Recommendation

By motion, adopt the attached resolution.

Attachment List

1. 2026AB Issuer Approving Resolution

City of Blaine

Signature Copy

Resolution: RES 26-53

Resolution Authorizing a Housing Program and Providing for the Issuance and Sale of a Senior Housing Revenue Note and Subordinate Senior Housing Revenue Bonds at the Request of Blaine Senior Living, LLC, and Approving Documents to be Entered Into in Connection Therewith

See attached.

CERTIFICATE

CITY OF BLAINE, MINNESOTA

I, the undersigned being a duly qualified and acting officer of the City of Blaine, Minnesota, hereby attest and certify that:

1. As such officer, I have the legal custody of the original record from which the attached resolution was transcribed.

2. I have carefully compared the attached resolution with the original record of the meeting at which the resolution was acted upon.

3. I find the attached resolution to be a true, correct and complete copy of the original:

RESOLUTION AUTHORIZING A HOUSING PROGRAM AND PROVIDING FOR THE ISSUANCE AND SALE OF A SENIOR HOUSING REVENUE NOTE AND SUBORDINATE SENIOR HOUSING REVENUE BONDS AT THE REQUEST OF BLAINE SENIOR LIVING, LLC, AND APPROVING DOCUMENTS TO BE ENTERED INTO IN CONNECTION THEREWITH

4. I further certify that the affirmative vote on said resolution was_____ ayes, _____ nays, and _____ absent/abstention.

5. Said meeting was duly held, pursuant to call and notice thereof, as required by law, and a quorum was present.

WITNESS my hand officially as such officer this _____ day of April, 2026.

_____
City Manager

Resolution No. _____

RESOLUTION AUTHORIZING A HOUSING PROGRAM AND PROVIDING FOR THE ISSUANCE AND SALE OF A SENIOR HOUSING REVENUE NOTE AND SUBORDINATE SENIOR HOUSING REVENUE BONDS AT THE REQUEST OF BLAINE SENIOR LIVING, LLC, AND APPROVING DOCUMENTS TO BE ENTERED INTO IN CONNECTION THEREWITH

BE IT RESOLVED by the City Council (the "City Council") of the City of Blaine, Minnesota (the "City"), as follows:

1. Authority. Pursuant to Minnesota Statutes, Chapters 462C and 462A, as amended (the "Act"), the City is authorized to issue revenue obligations and sell such obligations at public or private sale as may be determined by its governing body to be most advantageous; and to loan the proceeds of such obligations to provide financing for multifamily housing developments, all as further provided in the Act. Such obligations are authorized to be secured by a pledge of the revenues to be derived from loan agreements with the borrower of such proceeds, and by such other security devices as may be deemed advantageous. Under the provisions of the Act, such obligations shall be special, limited obligations, and shall not constitute an indebtedness of the issuer thereof, within the meaning of any state constitutional provision or statutory limitation, nor give rise to a pecuniary liability of the issuer or a charge against its general credit or taxing powers.

2. The Obligations and the Project. Blaine Senior Living, LLC, a Minnesota nonprofit corporation (the "Borrower"), has requested that the City issue one or more series of tax-exempt or taxable revenue notes and subordinate revenue bonds pursuant to the Act in a total aggregate principal amount not to exceed $40,000,000, on behalf the Borrower, the sole member of which Catholic Eldercare Community Services Corporation, a Minnesota nonprofit corporation organized and operated as a Section 501(c)(3) public charity under the Internal Revenue Code of 1986 (the "Code") ("Catholic Eldercare"). The City hereby authorizes the issuance of its Senior Housing Revenue Note, Series 2026A (Catholic Eldercare) (the "Series 2026A Note"), and its Subordinate Senior Housing Revenue Bonds, Series 2026B (Catholic Eldercare) (the "Series 2026B Bonds", and collectively, with the Series 2026A Note, the "Obligations") in a total aggregate principal amount not to exceed $40,000,000, on the further terms and conditions set forth herein and subject to receipt by the City of an issuance fee of $90,000. Proceeds of the Obligations shall be loaned to the Borrower to (i) finance the acquisition of an existing 152-unit independent living, assisted living, and memory care facility located at 12016 Ulysses St. NE in the City (the "Facility"), (ii) fund any required reserves for any of the Obligations, and (iii) pay all or a portion of the costs of issuing the Obligations (collectively, the "Project"). The Borrower will be the initial owner and operator of the Facility. Catholic Eldercare will manage the Facility on behalf of the Borrower.

3. Public Hearing. At a public hearing, duly noticed and held on the date hereof, in accordance with Minnesota Statutes, Section 462C.05, subdivision 5, and Section 147(f) of the Code, on the proposal to issue the Obligations and approve a housing program to finance multifamily housing developments presented to the City Council on the date hereof (the "Housing Program"), all parties who appeared at the hearing were given an opportunity to express their views with respect to such proposal to issue the Obligations and the approval of the Housing Program,

and all interested persons were given the opportunity to submit written comments to the City Manager before the date of said public hearing.

4. Approval of Housing Program. The Housing Program attached as Exhibit A hereto was on file in the office of the City Manager and available for public review in advance of the hearing on the date hereof and is hereby approved by the City. The Housing Program has been submitted to the Metropolitan Council for review and comment as required by the Act.

5. Documents Presented. The Series 2026A Note shall be issued pursuant to this resolution and the proceeds thereof shall be loaned to the Borrower under a Loan Agreement between the City and the Borrower (the "Series 2026A Loan Agreement"), the interest of the City in which, subject to certain reserved rights of the City, will be assigned to Alerus Financial, N.A. (the "Purchaser") pursuant to a Pledge Agreement between the City and the Purchaser (the "Series 2026A Pledge Agreement"). The Series 2026B Bonds shall be issued pursuant to this resolution and a Trust Indenture between the City and U.S. Bank Trust Company, National Association (the "Trustee") (the "Series 2026B Trust Indenture"), and the proceeds thereof shall be loaned to the Borrower under a Loan Agreement between the City and the Borrower (the "Series 2026B Loan Agreement"), the interest of the City in which, subject to certain reserved rights of the City, will be assigned to the Trustee pursuant to the Series 2026B Trust Indenture. The payments to be made by the Borrower under the Series 2026A Loan Agreement and the Series 2026B Loan Agreement shall be established so as to produce revenues sufficient to pay the principal of, premium, if any, and interest on the Obligations when due.

Forms of the Series 2026A Note, the Series 2026B Bonds, the Series 2026A Loan Agreement, the Series 2026B Loan Agreement, the Series 2026A Pledge Agreement, the Series 2026B Trust Indenture and the Bond Purchase Agreement between Northland Securities, Inc. (the "Underwriter"), the Borrower and the City (the "Series 2026B Bond Purchase Agreement"), providing for the purchase of the Series 2026B Bonds from the City by the Underwriter, together with an Assignment of TIF Note between the Borrower, Blaine Economic Development Authority (the "Authority"), and Crest View Corporation (the "Assignor"), an Assignment and Assumption Agreement between the Borrower, the Authority, and the Assignor, and a Collateral Assignment of Interest in the TIF Note between the Borrower and the Purchaser (all of the foregoing documents, collectively, the "Issuer Documents"), all relating to the Project and the issuance of the Obligations have been submitted to the City and are now on file in the office of the City Manager. Pursuant to a resolution adopted January 8, 2015, the Authority has authorized the President and Executive Director of the Authority, in their discretion and at such time, if any, as they may deem appropriate, to execute on behalf of the Authority documents necessary in connection with that certain Amended and Restated Development Agreement dated as of June 30, 2015, by and between the Authority and Crest View Senior Community At Blaine LLC.

6. Findings. It is hereby found, determined and declared that:

a. Based on representations to the City, the Project constitutes a project authorized by and described in the Act as elderly rental housing and healthcare facilities.

b. A public hearing on the Project and the Housing Program was held on this date after notice was published in the official newspaper of the City not less than 10 days in

advance of said public hearing, and materials were made available for public inspection at City Hall, all as required by the Act and Section 147(f) of the Code, at which public hearing all those appearing who desired to speak were heard and written comments were accepted.

c. Pursuant to Section 462C.04 of the Act, the City made timely submission of the Housing Program to the Metropolitan Council for its review and comment, and the City has heretofore received favorable comment from the Metropolitan Council on the Housing Program.

d. No public official of the City has either a direct or indirect financial interest in the Project nor will any public official either directly or indirectly benefit financially from the Project.

e. To the actual knowledge of the City Council, there is no litigation pending or, to the knowledge of the City, threatened against the City relating to the Housing Program or the Issuer Documents (collectively, the "Documents"), or questioning the due organization, powers or authority of the City to issue the Obligations or execute the Issuer Documents or undertake the transactions contemplated hereby.

f. It is desirable that the Obligations be issued by the City upon the terms set forth in the Issuer Documents under the provisions of which the City's interests in certain of the Issuer Documents, subject to certain reserved rights of the City, will be pledged to the Purchaser and/or the Trustee as security for the payment of principal of, premium, if any, and interest on the Obligations.

g. The execution and delivery of and the performance of the City's obligations under the Issuer Documents do not and will not violate any order of any court or any agency of government or in any proceeding to which the City is a party, or any indenture, agreement or other instrument to which the City is a party or by which it or any of its property is bound, or be in conflict with, result in a breach of, or constitute (with due notice or lapse of time or both) a default under any such indenture, agreement or other instrument.

h. Under the provisions of the Act, the Obligations are not and shall not be payable from or charged upon any funds other than amounts payable pursuant to the Series 2026A Loan Agreement and the Series 2026B Loan Agreement and otherwise pledged pursuant to the Documents; the City is not subject to any liability thereon; no owner or holder of the Obligations shall ever have the right to compel the exercise of the taxing power of the City to pay the Obligations or the interest thereon, nor to enforce payment thereof against any property of the City; neither the Obligations, the Issuer Documents, nor any document executed or approved in connection with the issuance of the Obligations shall constitute a pecuniary liability, general or moral obligation, charge, lien or encumbrance, legal or equitable, upon any property of the City; and the Obligations shall not constitute or give rise to a charge against the general credit or taxing powers of the City.

7. Approval and Execution of Documents; Further Action. The forms of Issuer Documents are hereby approved. The Issuer Documents and such other agreements, documents, instruments, certificates and forms as may be required in connection with the issuance, offering

and sale of the Obligations are hereby authorized to be executed on behalf of the City individually by any one or together by any two of the Mayor, the City Manager or the Finance Director or by the President and Executive Director of the Authority, as applicable; provided, however, that in the event any such officer of the City shall be unavailable or for any reason be unable to execute the Issuer Documents or such other agreements, documents, instruments, certificates and forms to be entered into by the City in connection with the transactions contemplated hereby, any other officer of the City is hereby authorized to act on behalf of such officer and undertake the execution as provided above. All such City officers named above, or another acting on their behalf as provided above, individually by any one or together by any two are hereby further authorized to take any and all other actions which may be deemed necessary to carry out the intent of this resolution or which are required to consummate the transactions contemplated hereby and the issuance of the Obligations. All actions heretofore taken by any officer or employee of the City in connection with the transactions contemplated hereby are hereby ratified and confirmed in all respects. The Issuer Documents shall be executed and delivered on behalf of the Issuer substantially in the forms on file, but with all such changes therein as may be approved by the officers executing the same, which approval shall conclusively be evidenced by the execution thereof.

8. Approval, Issuance and Delivery of Obligations. One or more officers of the City, as provided above, are hereby authorized and directed to issue the executed Obligations, and the Obligations shall be issued in such series and shall be substantially in such forms, mature, bear interest, and be payable according to such terms, and shall otherwise contain such terms and provisions, as are set forth in the Issuer Documents, which terms are for this purpose incorporated in this resolution by reference and made a part hereof; provided, however, that the aggregate principal amount of the Obligations, the interest rates thereon, the amount and dates of the principal payments required to be made with respect thereto, and the rights of optional and mandatory redemption with respect thereto shall all be set forth in the Obligations as executed and shall all be subject to the final approval of the officers of the City who execute and deliver the Obligations in accordance with the provisions of this resolution, such approval to be conclusively evidenced by the execution thereof. Each of the Obligations shall recite that it is issued pursuant to the Act and such recital shall, to the fullest extent permitted by law, conclusively establish the legality and validity thereof.

9. Official Statement. As requested by the Underwriter, the City hereby consents to the circulation by the Underwriter of a Preliminary Official Statement and a final Official Statement (and any addenda or supplements as may be required to comply with applicable law) in offering the Series 2026B Bonds for sale; provided, however, that the City has not participated in and will not participate in the preparation of the Preliminary Official Statement or the final Official Statement (or any addenda or supplements); the City has not verified and will not verify independently the information in the Preliminary Official Statement or the final Official Statement (or any addenda or supplements), except with respect to the information under the heading "THE ISSUER" and with respect to litigation against the City relating to issuance of the Series 2026B Bonds (of which there is none) under the heading "ABSENCE OF MATERIAL LITIGATION – The Issuer"; and the City takes no responsibility for, and makes no representations or warranties as to, the accuracy, completeness or sufficiency of the information in the Preliminary Official Statement or the final Official Statement (or any addenda or supplements) except as provided above.

10. Certificates. The officers and employees of the City are authorized to prepare and furnish to Dorsey & Whitney LLP, Minneapolis, Minnesota, the Underwriter, the Purchaser, the Trustee, any loan participant, any placement agent and any other party, certified copies of all proceedings and records of the City relating to the Obligations, and such other affidavits and certificates as may be required to show the facts appearing from the books and records in the officers' custody and control or as otherwise known to them, including agreements and certificates relating to the reasonable expectations of the City with respect to the Project, proceeds of the Obligations and other tax related matters; and all such certified copies, certificates, agreements and affidavits, including any heretofore furnished, shall constitute representations of the City as to the truth of all statements of fact contained therein.

11. Nature of City's Obligations. All covenants, stipulations, obligations, representations, and agreements of the City contained in this resolution or contained in the Issuer Documents or other documents to which the City is a party shall be deemed to be the covenants, stipulations, obligations, representations, and agreements of the City to the full extent authorized or permitted by law, and all such covenants, stipulations, obligations, representations, and agreements shall be binding upon the City. Except as otherwise provided in this resolution, all rights, powers, and privileges conferred, and duties and liabilities imposed upon the City by the provisions of this resolution or the Issuer Documents or other documents to which the City is a party shall be exercised or performed by such officers or agents as may be required or authorized by law to exercise such powers and to perform such duties. No covenant, stipulation, obligation, representation, or agreement herein contained or contained any document shall be deemed to be a covenant, stipulation, obligation, representation, or agreement of any member of the City Council, or any officer, agent, or employee of the City in that person's individual capacity, and neither shall any member of the City Council nor any officer or employee executing the Obligations or such documents be liable personally on the Obligations or be subject to any representation, personal liability or accountability by reason of the issuance thereof. No provision, representation, covenant or agreement contained in the Obligations, this resolution or in any other document related to the Obligations, and no obligation therein or herein imposed upon the City or the breach thereof, shall constitute or give rise to a general or moral obligation, or indebtedness or pecuniary liability of the City or any charge upon its general credit or taxing powers. In making the agreements, provisions, covenants and representations set forth in the Obligations or in any other document related to the Obligations, the City is not obligated to pay or remit any funds or revenues, except for revenues derived from the Series 2026A Loan Agreement and the Series 2026B Loan Agreement that are pledged to the payment of the Obligations.

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12. Definitions and Interpretation. Terms not otherwise defined in this resolution but defined in the forms of the Documents now on file shall have the same meanings in this resolution and shall be interpreted herein as provided therein. Notices may be given as provided in the Issuer Documents. In case any provision of this resolution is for any reason illegal or invalid or inoperable, such illegality, invalidity, or inoperability shall not affect the remaining provisions of this resolution, which shall be construed or enforced as if such illegal or invalid or inoperable provision were not contained herein.

Adopted by the City Council of the City of Blaine, Minnesota, this 6th day of April, 2026.

_____
Mayor

Attest: _____
City Manager

EXHIBIT A

PROGRAM FOR SENIOR MULTIFAMILY HOUSING DEVELOPMENT
UNDER MINNESOTA STATUTES, CHAPTER 462C

BLAINE SENIOR LIVING, LLC

Proposal; Authority. The City of Blaine, Minnesota (the "City"), proposes to (a) adopt a Housing Program pursuant to Minnesota Statutes, Chapter 462C, as amended (the "Act"), (b) issue one or more series of tax-exempt or taxable revenue notes and subordinate revenue bonds thereunder, and (c) pursuant to applicable authority conferred upon the City by the laws of the State of Minnesota, including without limitation the Act, take such other actions as may be necessary or desirable in furtherance of the objective of financing the acquisition by Blaine Senior Living, LLC, a Minnesota nonprofit corporation (the "Borrower"), the sole member of which is Catholic Eldercare Community Services Corporation, a Minnesota nonprofit corporation organized and operated as a Section 501(c)(3) public charity under the Internal Revenue Code of 1986 ("Catholic Eldercare"), of an existing 152-unit senior living facility (the "Facility") located at 12016 Ulysses St. NE in the City and composed of 66 units of independent living, 62 units of assisted living, 24 units of memory care.

This Housing Program is subject to amendment or waiver by the City.

Purposes. In creating this Housing Program, the City is acting in furtherance of its findings that that the preservation of the quality of life in the City is in part dependent upon the maintenance and provision of adequate, decent, safe, sanitary, and affordable housing stock, including housing for the elderly, within the meaning of the Act; that accomplishing the goals of this Housing Program is a public purpose and will benefit the residents of the City; that the need exists within the City to provide affordable housing facilities to and for the benefit of elderly persons; that there exist or are expected to exist elderly persons and families within the City who are and will be able to benefit from and are in need of this Housing Program; that this Housing Program is necessary in view of the limited resources that may be available to such persons relative to the expenses involved in accomplishing the type of objectives outlined in this Housing Program in the absence of one or more of the forms of assistance described herein or otherwise available pursuant to the Act; and that, the City hereby finds that such forms of assistance are often necessary for the benefit of such persons, families, and goals and that, furthermore, the successful implementation of the objectives of the kind described in this Housing Program has been found to provide impetus for the development of other housing and health care facilities, as well as the general development of the City, by other persons who are not the beneficiaries of such governmentally sponsored or assisted activities.

Housing Purposes. More particularly, the City finds that there exists a need for senior housing facilities for elderly persons, due to a variety of factors, including that the cost of acquisition and construction may in many cases prove economically unfeasible, given the high costs of acquisition and construction and prevailing area rental levels, and that therefore appropriate levels of public assistance may be helpful and necessary in bridging that gap.

General Description of the Program. The Borrower will be the owner and operator of the Facility and Catholic Eldercare will manage the facility on behalf of the Borrower. The Facility is intended for residency solely by elderly and disabled persons, and consequently, no income limits apply under the Act. A regulatory agreement, tax increment financing agreement, and development agreement will impose affordability requirements on the Borrower.

Revenue Obligations (Notes and Bonds). Financing for the Facility will be obtained through the issuance of one or more series of tax-exempt or taxable revenue notes and subordinate revenue bonds by the City pursuant to the Act (collectively, the "Obligations"). The maximum principal amount of the Obligations to be issued by the City is expected not to exceed $40,000,000. The proceeds of the Obligations will be loaned to the Borrower under one or more loan agreements. Loan repayments made by the Borrower under the loan agreements will be applied to payments of principal of and interest and premium, if any, owing on the Obligations. The proceeds of the Obligations will be loaned to the Borrower to (i) finance the acquisition of the Facility, (ii) fund of any required reserves for any of the Obligations, and (iii) pay all or a portion of the costs of issuing the Obligations.

Monitoring Methods. It is believed the oversight exercised by the purchaser of the Obligations and/or the trustee for the Obligations and certain other parties will be adequate to ensure the Housing Program as presented is in fact carried out. The Facility must be operated by the Borrower in accordance with various operating covenants (relating to such things as maintenance, insurance, etc.) to be contained in the loan agreements and related documents to be entered into by the City, the Borrower and certain other parties, which loan agreements and related documents will be assigned by the City, to the extent of the City's interests therein, to the purchaser of the Obligations and/or the trustee for the Obligations as security for the holders of the Obligations.

Meeting Needs. The City believes that this Housing Program will meet the need identified by the City for ongoing availability of senior housing facilities. The specific methods anticipated to be used include the issuance of the revenue note and revenue bonds described herein under the Act to provide feasible financing for the Facility.

Authorization. This Housing Program is undertaken pursuant to Minnesota Statutes, Chapter 462C.

Costs. The costs of the Facility and this Housing Program, including specifically the costs of the City generally, will be paid or reimbursed by the Borrower.

City of Blaine
Staff Report

File Number: 2026-87

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Motion

7:00 PM - Public Hearing and Items Published for a Certain Time - Cathy Sorensen, City Clerk

Agenda Item # 8.2

Motion to Consider Approval of a Wine and 3.2 Percent Malt Liquor On-Sale Licenses for Smoke and Spice located at 301 Northtown Dr NE, Suite 232

Executive Summary

Council has been asked to approve on-sale wine and 3.2 percent malt liquor licenses for Smoke and Spice to allow the ability to serve strong beer and wine.

Background

A public hearing is required prior to the approval of on-sale wine and 3.2 percent malt liquor licenses in the city.

Xing Zhao, applicant, has submitted applications for both on-sale wine and 3.2 percent malt licenses. The applicant included the required license fees, forms and documents. The application approval is pending successful background by the Blaine Police Department.

The wine and 3.2 percent malt liquor licenses, if approved, would be active through June 30, 2026, and run concurrent with annual liquor license renewals. All required information will be submitted to the state's alcohol and gambling enforcement division upon approval of the licenses by the council.

Strategic Plan Relationship

These license approvals relates to both financial sustainability and growth management priorities in the strategic plan by attracting new businesses and retaining current businesses in the city.

Board/Commission Review

N/A

Financial Impact

Liquor license fees, adopted annually by city council, provide sufficient funding for review and issuance of the licenses as well as compliance checks and any other necessary license monitoring/enforcement.

Public Outreach/Input

Notice of public hearing was published in *Blaine/Spring Lake Park/Columbia Heights/Fridley Life* and on the city's website as required by code. No feedback was received by the clerk's office.

Staff Recommendation

Hold a public hearing to receive input regarding the on-sale wine and 3.2 percent malt liquor licenses, then by motion approve issuance of licenses for Smoke and Spice located at 301 Northtown Dr NE, Suite 232.

Attachment List

None

City of Blaine
Staff Report

File Number: 2026-88

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Resolution

7:00 PM - Public Hearing and Items Published for a Certain Time - Erik Thorvig, City Manager

Agenda Item # 8.3

Public Hearing Related to Property Tax Abatements and Resolution Approving Property Tax Abatements Related to West Parking Facility in the 105th Redevelopment District

Executive Summary

Background

In early 2021, the City Council identified the 105th Avenue/Radisson Road Industrial area as a priority location for the "Growth Management" portion of the City's strategic plan. Based on council direction, the City embarked on a visioning and design process for the area to assist in marketing and development efforts of the existing site, which consists of older industrial dwellings that are either antiquated due to their age or have excessive outdoor storage, making them inconsistent with the vision for the area. General discussions by the City Council identify this as a potential “city core” where the City should encourage walkable, entertainment-type uses that take advantage of the National Sports Center (NSC) and be an amenity to Blaine residents and visitors.

In the fall of 2021, a Request For Proposals (RFP) was advertised seeking proposals from architects to assist the City in preparation of a master plan for the 105th Avenue Redevelopment Area. The RFP was awarded to Sperides Reiners Architects Inc., who led the City Council through several meetings in the winter of 2022 to discuss options within the site and develop a concept consistent with council goals. The master plan was received in the summer of 2022 outlining potential uses including hotels, restaurants, residential, and retail.

In order to advance redevelopment of the site, an RFP was advertised in fall 2022 seeking a qualified developer to revitalize the 105th Avenue Redevelopment Area. In the winter of 2022, the City Council selected Elevage Development Group, LLC, as the master developer for the site and charged them with undertaking the construction of a mixed-use development consistent with the concepts outlined in the master plan.

Discussion began in the spring of 2023 to identify a process in which the developer could acquire rights to a portion of property that was controlled by the Minnesota Amateur Sports Commission (MASC)/NSC. Based on legislation with which the property was originally acquired, MASC was allowed to lease up to 16 acres for private development. A ground-lease, giving the developer rights to the MASC property, was entered into. Once the ground lease was agreed to, significant work to create a master plan based on the land availability was completed. Additionally, in 2023, the city/EDA continued to acquire property for the district.

Throughout 2024, the city and developer worked diligently to identify funding sources for infrastructure, demolition, and property acquisition. On September 16, 2024, the City Council authorized the issuance of tax increment bonds in the amount not to exceed $28,000,000 to facilitate infrastructure, demolition, property acquisition and other TIF-eligible expenditures. Also on this date, the City Council authorized the issuance of tax abatement bonds in the amount not to exceed $9,000,000 to facilitate infrastructure improvements within the district.

Throughout 2025, significant progress was made on the project. All buildings within the district were demolished. Acquisition of all property for the redevelopment was completed earlier in the year. Lastly, significant earth work, grading and utility/road infrastructure was completed. Infrastructure work will continue in 2026. Also, in 2025, progress was made to identify users within the district, which resulted in amendments to the master plan. The most notable user was Scheels, which was announced last summer and received various approvals by the City Council. Scheels is anticipated to begin construction this spring, along with the east parking ramp and event stadium.

Since last fall, the city and developer have been working on various components of the project to allow for vertical construction of buildings and roundabout construction to occur this year. Various agreements are being considered at the April 6, 2026, meeting related to the event stadium, Scheels, parking facilities and master development agreement.

At the February 2 and February 9, 2026, workshops, the City Council received project updates and discussed financing options for a structured parking facility serving the west portion of the district. The need for a structured parking facility serving the west portion of the district has been contemplated since the 2023 master planning process and is considered critical to district functionality. However, its location and financial structure were not formally discussed until recent workshops.

The developer has identified a 600-stall, podium-style parking facility within the west portion of the district. The parking facility will be incorporated within and adjacent to private development. The revised site plan is attached. The facility would be city-owned and provide public parking for the event stadium and other uses within the west district. It could also provide parking for events at the National Sports Center. The facility is critical in providing sufficient parking for the event stadium when events are occurring. Without the facility, parking would be very challenging within the district when events are occurring at the stadium. If approved, construction of the facility would begin in 2026.

The budget for the structure is $15M. Other public infrastructure components of the project, including roads, building demolition and utilities, have been financed by the city through typical public financing mechanisms, including tax abatement and tax increment financing. The financing has been structured where new property taxes generated from the development would pay for any debt service related to public infrastructure.

All revenue sources from the development have been exhausted for existing and proposed debt obligations. The estimated annual debt service for the west parking facility is approximately $1,200,000. If the bonds are sold in 2026 through permanent financing, debt service payments would begin in 2028. The initial estimated debt

obligation in 2028 would be $432,809 and increase to $1,251,708 in 2029 and continue with payments around the $1.2MM amount through retirement of the bonds in 2047. The annual repayment source for the debt obligation would be determined annually by the City Council though the budget process. Though revenue from the district has been committed to other debt obligations within the district, it's possible that if revenue from the district exceeds conservative projections, that additional revenue from the district could be used towards the debt service of the west parking facility. Below is a list of potential uses to pay for the debt service. Again, the decision of what source(s) to use will be an annual decision by the City Council through the budget process and could change from year to year. Additionally, a combination of the sources listed below can be used.

1.) Excess revenue generated from the district (sales tax, parking revenue, tax abatement revenue from the district, pooled TIF)
2.) Alternative revenue sources being contemplated by the City Council (utility franchise fees, broadband franchise fees, municipal cannabis revenue)
3.) Increase in the EDA levy
4.) EDA cash
4.) General fund levy

Establishing a tax abatement district provides the authority to sell bonds for the project and obligates the city's general fund levy as the ultimate repayment source of the debt, however has noted above, does not need to be used.

Strategic Plan Relationship

Redevelopment of the 105th District has been identified in the city's Strategic Plan.

Board/Commission Review

N/A

Financial Impact

See staff report.

Public Outreach/Input

A public hearing is required to establish a tax abatement district.

Staff Recommendation

Hold the public hearing, and by motion, approve the attached resolution.

Attachment List

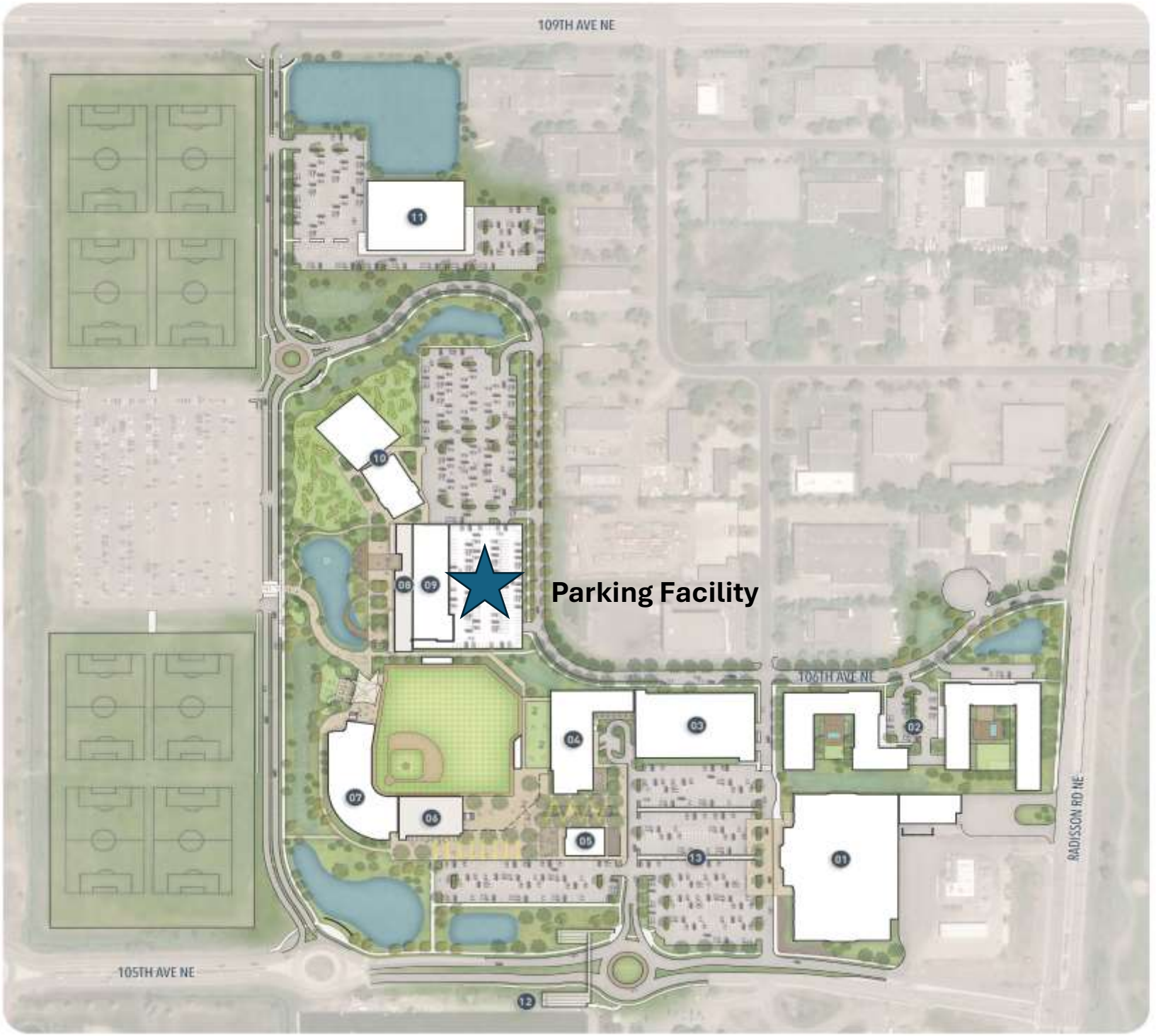
1. Site Plan
2. Blaine Tax Temp GO Abate 2026D (West Parking) ABATEMENT RESOLUTION

City of Blaine

Signature Copy
Resolution:

Public Hearing Related to Property Tax Abatements and Resolution Approving Property Tax Abatements Related to West Parking Facility in the 105th Redevelopment District

See attached Resolution.


109TH AVE NE
Parking Facility
106TH AVE NE
RADISSON RD NE
105TH AVE NE

RESOLUTION NO. ____

RESOLUTION APPROVING PROPERTY TAX ABATEMENTS (WEST PARKING PROJECT)

BE IT RESOLVED By the City Council of the City of Blaine, Minnesota (the "City") as follows:

Section 1. Recitals.

(a) The City proposes to (i) to assist in financing the acquisition, construction and betterment of an approximately 600-stall parking facility in the west district of the 105th Avenue redevelopment area in the City (the "West Parking Ramp"); and (ii) to finance certain public improvements including without limitation acquisition of real property and construction and betterment of certain public infrastructure, which includes but is not limited to public rights-of-way/streets, public utilities, and public open space areas in connection therewith (the "Infrastructure" and, together with the West Parking Ramp, the "Project").

(b) The City proposes to use property tax abatements derived from the property described by property identification numbers on the attached **Exhibit A** (the "Abatement Parcels") pursuant to Minnesota Statutes, Sections 469.1812 to 469.1815, as amended (the "Abatement Law") to finance a portion of the cost of the Project.

(c) Under the Abatement Law, the City is authorized to retain abatements from property in order to accomplish certain public purposes, including situations where the abatement will increase or preserve tax base, provide or help acquire or construct public facilities, help provide employment opportunities in the City, help provide access to services for City residents, or finance or provide public infrastructure.

(d) The City is also authorized under the Abatement Law to issue bonds to (1) pay for public improvements that benefit the property, (2) to acquire and convey land or other property, (3) to reimburse the property owner for the cost of improvements made to the property, or (4) to pay the costs of issuance of the bonds.

(e) The City plans to issue its Taxable General Obligation Tax Abatement Bonds, Series 2026D (West Parking Ramp Project) (together with any bonds issued to refund such bonds, the "West Parking Ramp Bonds") in one or more series, at one time or from time to time to finance a portion of the costs of the Project.

(f) On the date hereof, the Council held a public hearing on the question of the Abatement, and said hearing was preceded by published notice thereof in accordance with the Abatement Law.

(g) The City proposes entering into an agreement with Blaine Town Center West LLC, a Minnesota limited liability company (or an affiliated entity to be formed, the "Developer") which constitutes a "business subsidy agreement" as required under Minnesota Statutes, Section 116J.993 to 116J.995, as amended, (the "Business Subsidy Act") and under which the City will provide a

portion of the proceeds of the Bonds to the Developer, and the Developer will agree to construct the Project (the "Abatement Agreement"); and

(h) The City on this date held a duly noticed public hearing on providing the proceeds of the Bonds to the Developer under the Abatement Agreement as a "business subsidy" under the Business Subsidy Act, to the extent applicable, and setting the wage and job goals for the Project at zero in accordance with the Business Subsidy Act.

Section 2. Findings for the Abatement. The City Council hereby makes the following findings:

(a) The Council expects the benefits to the City of the Abatement to at least equal the costs to the City thereof because (1) the Project is part of a larger redevelopment project which will remove blight, increase the tax base in the City, provide public amenities and infrastructure, and increase housing options in the City; and (2) the Abatement amount finances only a portion of the cost of the Project and leverages the investment of private and funding sources for the adjacent redevelopment project and, therefore, is less than the cost of the Project and total development to be generated.

(b) Granting the Abatement is in the public interest because it will (1) increase preserve the tax base by stimulating redevelopment and helping to maintain values in the City for the reasons described in Section 2(a); (2) assist in providing public infrastructure, public parking facilities, and public amenities for the community; (3) stimulate adjacent redevelopment thereby removing blight preserving or enhancing the value of nearby properties; and (4) protect the general health and welfare of the community by removing and preventing the spread of blight in the City.

(c) The Abatement Parcels are not, and will not be, located in a tax increment financing district.

(d) In any year, the total amount of property taxes abated by the City by this and other resolutions, if any, does not exceed the greater of 10% of the net tax capacity of the City or $200,000.

Section 3. Terms of Abatement. The Abatement is hereby approved. The terms of the Abatement are as follows:

(a) The abatement will apply to the City's share of the property taxes derived from the Abatement Parcels calculated in each tax-payable year commencing 2027 through and including 2046 as follows: the City's tax rate for such tax-payable year multiplied by the net tax capacity (as defined in Minnesota Statutes, Section 273.13, subdivision 21b, as amended) of the Abatement Parcels in such tax-payable year (the "Abatement").

(b) The Abatement shall be for up to a 20-year period and shall apply to the taxes payable in the years 2027 through 2046, inclusive, in an amount not to exceed $16,000,000.

(c) The maximum amount of Abatement authorized under this resolution is $16,000,000. The maximum principal amount of bonds to be secured by Abatement under this

resolution will not exceed the estimated sum of Abatement from the Abatement Parcels for the term authorized under this resolution.

(d) The Abatement shall be subject to all the terms and limitations of the Abatement Law.

(e) The Abatement and the Abatement Parcels may be modified at any time and from time to time by resolution of the City Council; in particular, certain Abatement Parcels may be released from the pledge to the payment of the Bonds if the City determines that the Abatement collected from the remaining Abatement Parcels is sufficient to pay the principal amount of the Bonds and other revenues are available to pay accrued interest thereon.

(f) The City authorizes the Abatement to fund the assistance under the Abatement Agreement. The City finds and determines that providing the business subsidy to the Developer under the Abatement Agreement is in the public interest and will further the objectives of its general plan of economic development because it will remove blight in the area in and around the Development Property, put underutilized property to productive use, increase the tax base, and provide public parking, community facilities and amenities envisioned as part of the 105th Redevelopment Master Plan. The City hereby determines that the creation or retention of jobs is not a goal the proposed development for purposes of the Business Subsidy Act. Therefore, the wage and job goals may be and hereby are set at zero in the Abatement Agreement in accordance with the Business Subsidy Act.

Approved this 6th day of April, 2026 by the City Council of the City of Blaine, Minnesota.

CITY OF BLAINE, MINNESOTA

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A
Parcel ID Numbers for the "Abatement Parcels"

173123240179	173123240168	173123320046	173123320118	183123140064	183123410042
173123230007	173123240169	173123320047	173123320119	183123140065	183123410044
173123230008	173123240170	173123320048	173123320120	183123140066	183123410046
173123230009	173123240171	173123320049	173123320121	183123140067	183123410048
173123230010	173123240172	173123320050	173123320122	183123140068	183123410050
173123230011	173123240173	173123320051	173123320123	183123140069	183123410051
173123230012	173123240174	173123320052	173123320124	183123140070	183123410052
173123230013	173123240175	173123320053	173123320125	183123140071	183123410053
173123230014	173123240176	173123320054	173123320126	183123140072	183123410054
173123230015	173123240177	173123320055	173123320127	183123140073	183123410055
173123230016	173123240178	173123320056	173123320128	183123140074	183123410056
173123230017	173123240180	173123320059	173123320129	183123140075	183123410057
173123230018	173123240181	173123320060	173123320130	183123140076	183123410058
173123230019	173123240182	173123320061	173123320131	183123140077	183123410059
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173123230024	173123240187	173123320066	183123110073	183123140082	183123410064
173123230026	173123240188	173123320067	183123110074	183123140087	183123410065
173123230028	173123240189	173123320068	183123110075	183123140088	183123410066
173123230048	173123240190	173123320069	183123110076	183123140089	183123410067
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173123230110	173123320042	173123320114	183123140060	183123410035	183123410111
173123230111	173123320043	173123320115	183123140061	183123410036	183123410112
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173123240167	173123320045	173123320117	183123140063	183123410040	183123410114

City of Blaine
Staff Report

File Number: RES 26-69

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.1

Resolution Granting Preliminary Plat Approval to Subdivide a 3.61 Acre Parcel into Seven Single Family Lots to be Known as Elizabeth Marie Estates at 2791 93rd Avenue NE. Dan Hennum (Case File No. 26-0004/EES)

Executive Summary

The applicant is proposing a 7 lot subdivision that maintains the current Single Family Residential (R-1) zoning. The subdivision was previously approved in 2019, but the approvals expired necessitating new applications to proceed with the project. Staff recommends approval.

Background

Planning Commission Public Hearing	03/10/26
City Council (Preliminary Plat)	04/06/26
City Council (Final Plat)	TBD
Action Deadline (60 Days)	04/05/26
Action Deadline (City Extended - 60 Days)	06/04/26

Staff report prepared by Elizabeth Showalter, Community Development Specialist, and Teresa Barnes, Project Engineer

Preliminary Plat Standards of Review
The planning commission shall make a recommendation on the preliminary plat considering conformance with the city's comprehensive plan, zoning ordinance, this chapter and all chapters of this code.

Evaluation of Request
Planning Analysis
Zoning

The subject property is zoned R-1, which allows for single-family detached homes with a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet.

Land Use Designation
The property is guided Low Density Residential (LDR), which allows for net residential density of 2.5-6 units per acre. The proposed plat has a net density of 2.52 units per acre.

Surrounding Zoning and Uses
Surrounding properties are also zoned R-1 and are occupied by single-family homes.

Existing Conditions
The property is a wooded vacant lot with an abandoned foundation.

History
The property received preliminary plat approval for the same plat as is currently proposed in 2019. The developer did not complete the project and the approvals expired.

A concept plan was created in the early 1990's for the area southeast of the airport to establish an assessment policy for the area. The plan showed how parcels could develop and how many lots could be created. The concept plan at that time showed a subdivision of the subject property into two lots, due to the large portion of the property thought to be a wetland at that time. The developer had a wetland delineation completed, showing the wetland area substantially smaller than previously thought, and therefore, seven lots are now achievable on the property.

The property was assessed for two lots on Bataan Street with project 94-06A in 1995. Based on the updated wetland delineation, the developer is able to plat seven total lots. With the proposed plat, and its now 7 lots, additional sewer and water connection charges become due for five additional lots.

Plat
The developer is proposing 7 lots, all of which meet the R-1 lot size standards. Lot sizes range from 12,883 to 33,304 square feet, all exceeding the 10,000 square foot minimum lot size, with the large lots including large amounts of wetland or stormwater infrastructure on the properties. Lot widths range from 80 feet to 112 feet, exceeding the 80-foot minimum lot width.

One outlot is proposed along the western property line, which is proposed to be sold to the owner of the adjacent property. A condition is included that the property must be combined with the adjacent property within 60 days of recording the plat, and that building permits cannot be issued for the new lots until proof of lot combination is provided to the City.

Setbacks
The proposed lots are subject to the R-1 setback requirements, which are:

- Front: 30 feet
- Side: 10 feet (5 feet for garage)
- Rear: 30 feet
- Corner side: 20 feet

The applicant provided a site plan showing potential home locations that comply with the setback requirements.

Landscaping and Tree Preservation
A tree survey is included in the attachments. One-for-one replacement of trees removed is required for the first 8 trees removed per disturbed acre. The applicant is proposing 2.5 acres of grading, which results in 20 replacement trees required under the tree preservation ordinance.

The standard landscaping requirements for R-1 lots are two front yard trees with a third required on corner lots. To meet the tree preservation standards, staff recommends requiring three trees per lot, with two located in the front yard, which results in 21 trees, meeting the tree preservation requirements. The submitted landscape plan includes boulevard trees, which are no longer required or accepted for single-family lot landscaping. Applicant must submit a revised landscape plan prior to issuance of a notice to proceed with grading.

Park Dedication
Park Dedication is due for 7 lots. The existing lot was platted prior to the incorporation of the City, and no park dedication has previously been paid. Park dedication will be charged at the rate in effect at the time of payment. The current rate ($5,800 per unit) would result in a total payment of $40,600.

Airport Noise Considerations
The property is located in an area regulated by noise mitigation standards. All homes will be required to comply with the standards listed in 129-19 of the zoning code.

Engineering Analysis
Grading/Storm Drainage
The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) and city-approved grading, drainage, erosion protection, and sediment control plans prepared by the developer's engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.

For each lot where a house is proposed to be constructed, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities
The current southeast area rate is $33,128.80 per lot. Credit will be given for the sewer and water services that need to be installed to serve the additional lots. The total amount due after the credit is $157,929.23.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Wetlands/Watershed/FEMA
The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in the easement.

The developer will need to submit the project to the RCWD. Review, approval, and permits are required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. The developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at the time of lot closing. The developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the homeowners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails
Each proposed lot will have a driveway access to either 93rd Avenue NE or Bataan Street NE. No additional street design, sidewalk or trail required.

Easements/Right-of-way/Permits
The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

Attachment List
Zoning and Location Map
Survey
Preliminary Plat
Grading Plan
Tree Inventory
Utility Plan
Landscape Plan
Narrative
Unapproved Planning Commission Minutes 3/10/26

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. The meeting minutes are attached for reference on the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved PC Minutes

City of Blaine

Signature Copy
Resolution: RES 26-69

Resolution Granting Preliminary Plat Approval to Subdivide a 3.61 Acre Parcel into Seven Single Family Lots to be Known as Elizabeth Marie Estates at 2791 93rd Avenue NE. Dan Hennum (Case File No. 26-0004/EES)

WHEREAS, an application has been filed by HENNUM DANIEL S, Case File No. 26-0004 for a preliminary plat known as Elizabeth Marie Estates; and

WHEREAS, said case involves the division of land described as follows:

Lot Forty-five (45), Spring Lake Park Woodland, according to the plat therof on file in the office of the Registrar of Titles, Anoka County, Minnesota.

Subject to a five (5) foot strip easement along the rear line for public utility use such as setting poles, stringing of wires, trimming or removing trees, if necessary, for line clearance and laying of underground conduits.

(Torrens Property Certificate of Title No. 404449)

WHEREAS, the Blaine Planning Commission has reviewed said case file on March 10, 2026; and

WHEREAS, the preliminary plat meets the general requirements of section 74-46 of the Blaine Zoning Code; and

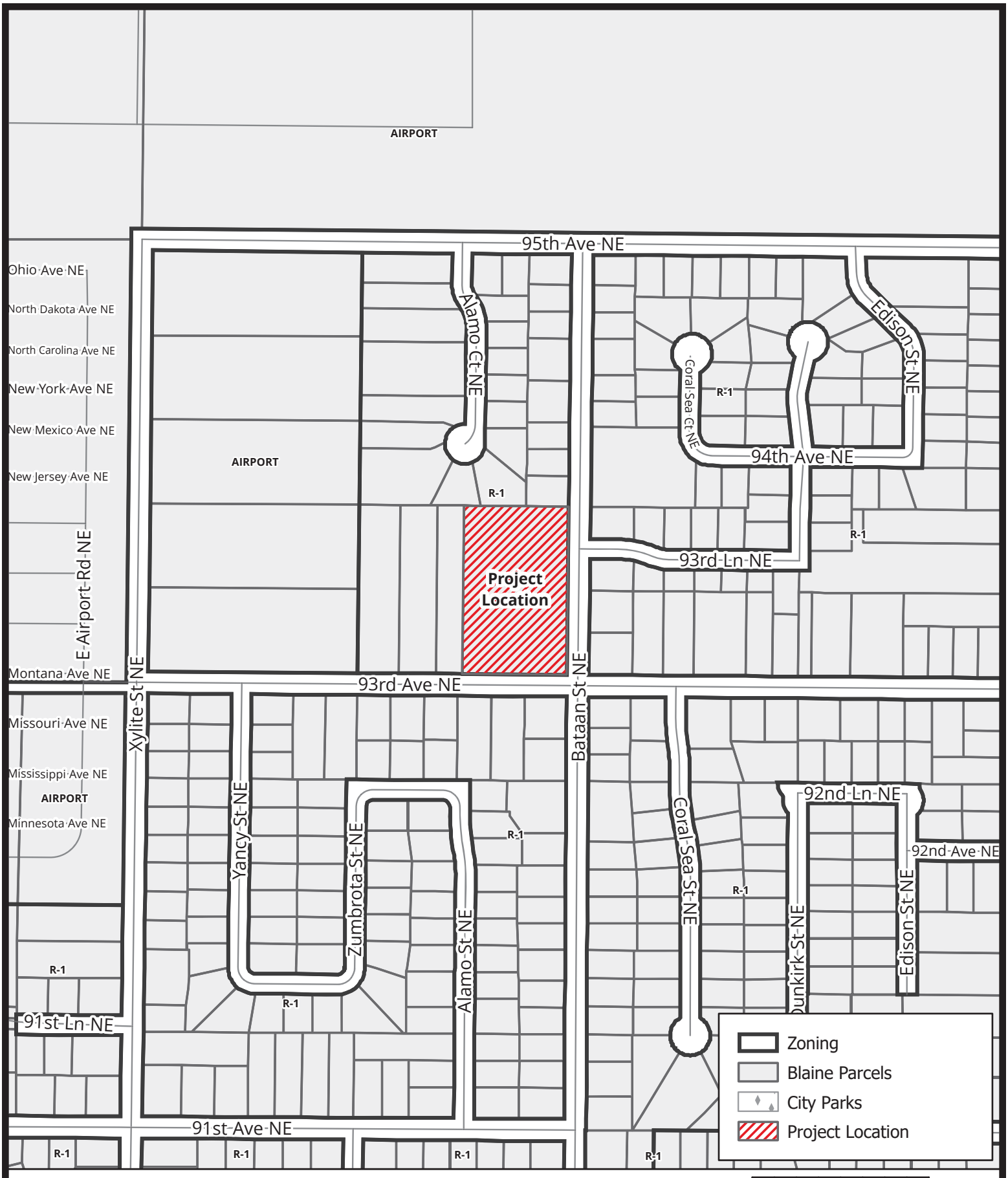
WHEREAS, the Blaine Planning Commission held a public hearing on March 10, 2026 and recommend approval regarding said plat with conditions; and

NOW, THEREFORE, BE IT RESOLVEDby the City Council of the City of Blaine that preliminary plat approval per Section 74-46 of the subdivision regulations is hereby granted for Elizabeth Marie Estates permitting preparation of a final plat for approval per Section 74-47 subject to the listed conditions.

1. Park dedication is required for the 7 new lots being proposed within the plat prior to release of plat mylars for recording at the rate in effect at the time of payment.
2. Outlot A, which is intended to be sold and deeded to the adjacent property owner, shall be combined with the adjacent property parcel through a lot combination request at Anoka County within 60 days after the plat is recorded at Anoka County, and prior to issuance of any building permits for homes within the plat.
3. Three trees shall be planted on each lot, including two front yard trees. Trees must be 6-foot high conifers or 2.5 caliper inch overstory trees. Landscaping trees may not be planted in the boulevard. A landscape plan conforming with this standard must be submitted prior to issuance of a notice to proceed with grading.

4. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
5. Execution and recording of a development agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
6. The developer must meet the City's tree preservation requirements by planting 20 replacement trees for the lots that were preliminary platted (2.5 disturbed acres). The developer is required to plant three trees per lot to meet this requirement.
7. Foundation located on site must be removed prior to issuance of building permits for lots 3 and 4. A demolition permit is required for removal of the foundation.
8. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
9. Plans and specifications must be approved by the City prior to the start of construction.
10. A Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.
11. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for construction activity from the Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
12. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
13. The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.
14. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
15. A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.
16. The developer will be responsible for the creation of 5 additional lots per the southeast area. The current southeast area rate is $33,128.80 per lot. Credit will be given for the sewer and water services that need to be installed to serve the additional lots. The total amount due after the credit is $157,929.23 and becomes due with platting.
17. Water and Sanitary Sewer Availability Charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
18. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
19. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
20. Stormwater BMPs not accepting street water shall be maintained privately. The developer shall establish a homeowners' association for maintenance of any privately maintained BMPs that span property boundaries.

PASSED by City Council of the City of Blaine this 6th day of April, 2026.



Case File No. 26-0004
Elizabeth Marie Estates

BlaineMN.gov

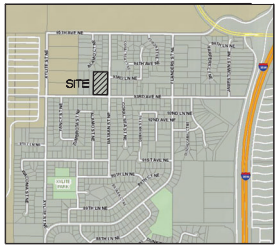
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

CERTIFICATE OF SURVEY

~for~ ELIZABETH MARIE ESTATES
~for~ DAN HENNUM
10209 JACKSON STREET NE
BLAINE, MN 55434
(763) 464-3139

VICINITY MAP

PART OF SEC. 27, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION:

Lot Forty-five (45), Spring Lake Park Woodland, according to the plat therof on file in the office of the Registrar of Titles, Anoka County, Minnesota.

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(Torrens Property Certificate of Title No. 404449)

NOTES

- Property address is 2791 93rd Ave NE, Blaine, MN 55449.
- Property Pin No. 27-31-23-33-0008.
- Field survey was completed by E.G. Rud and Sons, Inc. on 12/2017.
- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- Utilities shown hereon are observed and from various utility plans. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- See Preliminary Tree Inventory and Removal Plan for tree size and species.

GRAPHIC SCALE

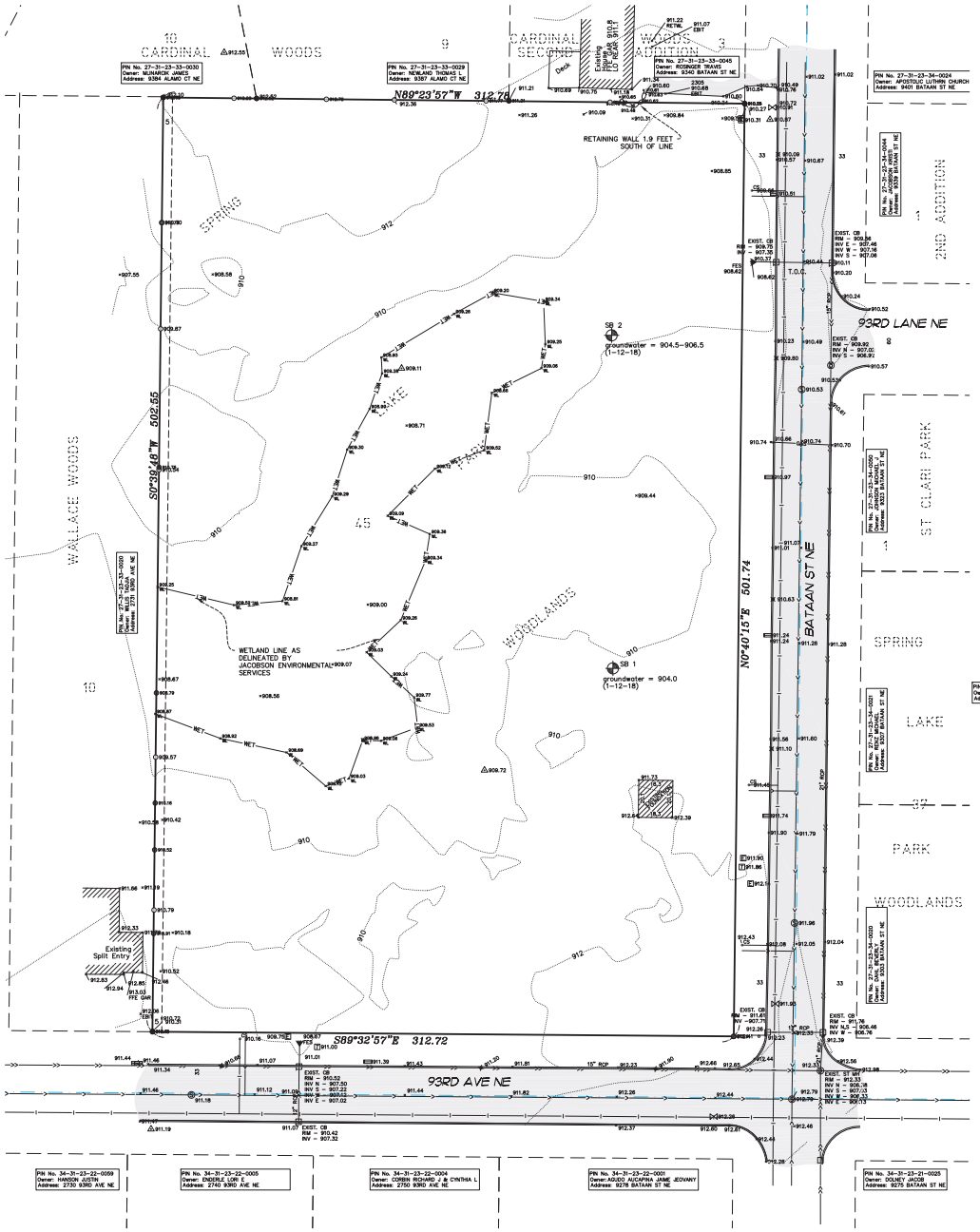
30 0 15 30 60 120

1 INCH = 30 FEET

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

BENCHMARK

BENCHMARK: MNDOT "CRACK" unpublished point.
ELEVATION = 929.62 (NAVD 88)



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES SOIL BORING BY HAUGO GEO TECHNICAL
- DENOTES BRACE POLE OR GUY POLE
- DENOTES CATCH BASIN
- DENOTES CATCH BASIN MANHOLE
- DENOTES CABLE PEDESTAL
- DENOTES CURB STOP
- DENOTES ELECTRICAL BOX
- x 950.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES FIBER OPTIC BOX
- DENOTES GAS METER
- DENOTES GAS VAVLE
- DENOTES GUY WIRE
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- DENOTES WELL
- DENOTES WET LAND
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- PIN No. 17-119-22-14-0008 Owner: City of x Address: Unassigned — DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

AREA COMPUTATIONS

TOTAL AREA SITE AREA: 3.61± ACRES

ZONING AND SETBACKS

CURRENT ZONING IS SINGLE FAMILY RESIDENTIAL R-1
PROPOSED ZONING SINGLE FAMILY RESIDENTIAL R-1

FRONT SETBACK	30 FEET
HOUSE SIDE SETBACK (INTERIOR)	10 FEET
GARAGE SIDE SETBACK	5 FEET
REAR SETBACK	30 FEET
CORNER SIDE YARD SETBACK	20 FEET

DEVELOPMENT REQUIREMENTS FOR ZONE R1

MINIMUM LOT AREA 10,000 S.F.
MINIMUM LOT WIDTH 80 FEET AT SETBACK LINE
MINIMUM LOT DEPTH 125 FEET

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 01/26/2026 License No. 41578

DRAWN BY: MMD	JOB NO: 17557PP	DATE: 10/27/18
CHECK BY: JER	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
1	04/08/19	CITY SUBMITTAL	MMD
2	04/30/19	CITY COMMENTS	MMD
3	01/21/26	CITY RESUBMITTAL	MMD
4	01/26/26	CITY COMMENTS	MMD

SHEET 1

PRELIMINARY PLAT

~for~ ELIZABETH MARIE ESTATES
~for~ DAN HENNUM
10209 JACKSON STREET NE
BLAINE, MN 55434
(763) 464-3139

VICINITY MAP

PART OF SEC. 27, TWP. 31, RNG. 23

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(NO SCALE)

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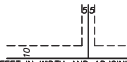
- See Preliminary Tree Inventory and Tree Removal Plan for tree size and species.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

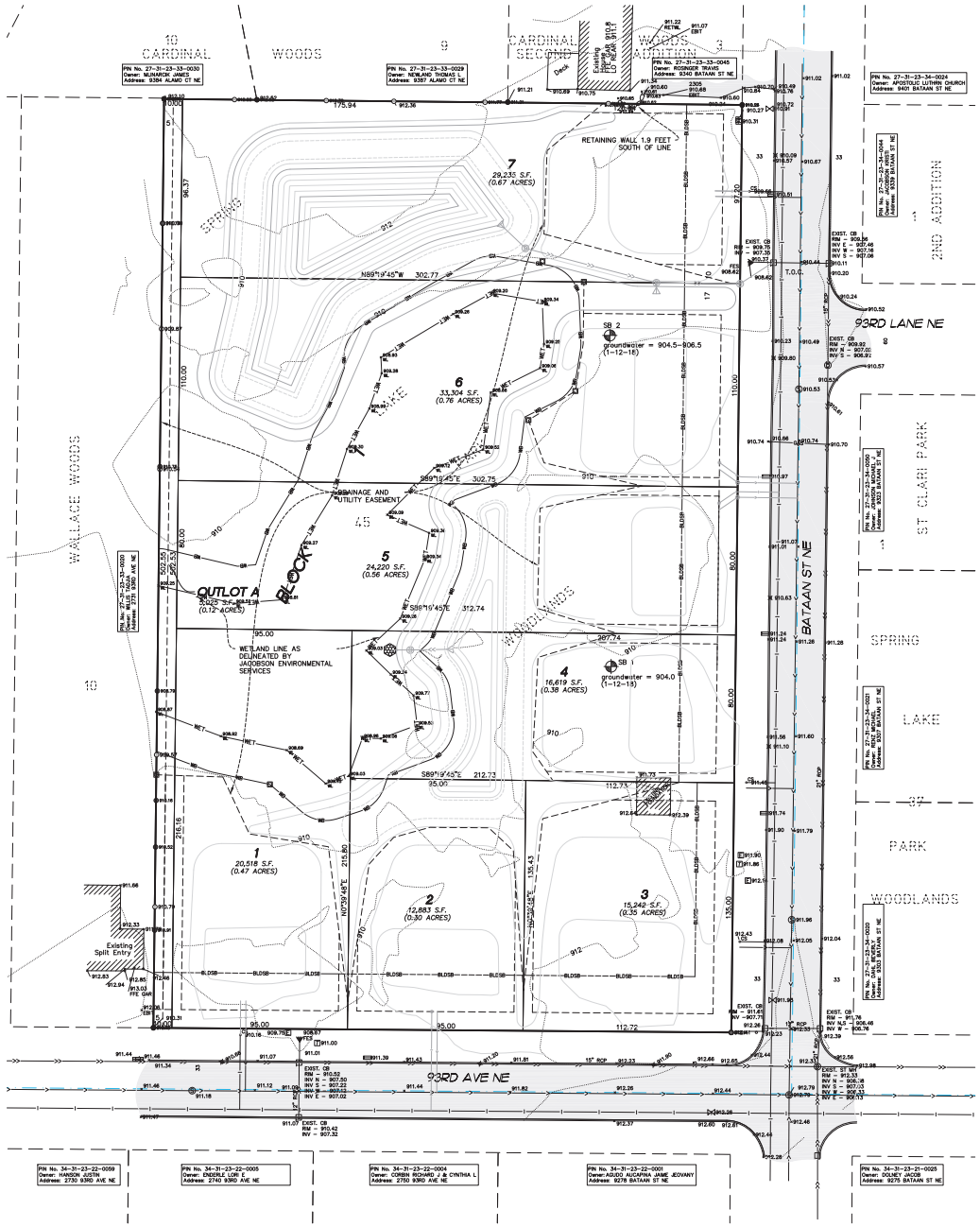


BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

GRAPHIC SCALE

30 0 15 30 60 120

1 INCH = 30 FEET



NORTH

AREA COMPUTATIONS

TOTAL AREA SITE AREA: 3.61± ACRES
OUTLOT AREA 0.12± ACRES
7 PROPOSED SINGLE FAMILY LOTS
DENSITY: 2.01± UNITS/ ACRE

ZONING AND SETBACKS

CURRENT ZONING IS SINGLE FAMILY RESIDENTIAL R-1
PROPOSED ZONING SINGLE FAMILY RESIDENTIAL R-1

FRONT SETBACK	30 FEET
HOUSE SIDE SETBACK (INTERIOR)	10 FEET
GARAGE SIDE SETBACK	5 FEET
REAR SETBACK	30 FEET
CORNER SIDE YARD SETBACK	20 FEET
WETLAND BUFFER	20 FEET

DEVELOPMENT REQUIREMENTS FOR ZONE R1

MINIMUM LOT AREA 10,000 S.F.
MINIMUM LOT WIDTH 80 FEET AT SETBACK LINE
MINIMUM LOT DEPTH 125 FEET

LEGEND

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- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 01/26/2026 License No. 41578

BENCHMARK

BENCHMARK: MNDOT "CRACK" unpublished point.
ELEVATION = 929.62 (NAVD 88)

DRAWN BY: MMD	JOB NO: 17557PP	DATE: 10/27/18
CHECK BY: JER	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
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2	04/30/19	CITY COMMENTS	MMD
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4	01/21/26	CITY RESUBMITTAL	MMD
5	01/26/26	CITY COMMENTS	MMD

E.G. RUD & SONS, INC.
EST. 1977
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Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

SHEET 2

PRELIMINARY GRADING DRAINAGE AND EROSION CONTROL PLAN

~for~ ELIZABETH MARIE ESTATES
~for~ DAN HENNUM
10209 JACKSON STREET NE
BLAINE, MN 55434
(763) 464-3139

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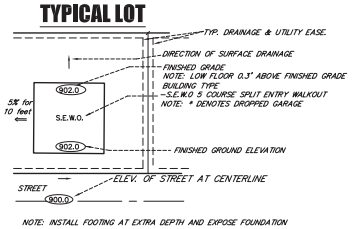
- See Preliminary Tree Inventory and Removal Plan for tree size and species.

EROSION CONTROL / REVEGETATION SPECS.

1. PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
2. ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
3. AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN SEVEN DAYS AFTER ROUGH GRADING.
4. MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.
5. SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SEQUENCING.
6. RESTORE DISTURBED BUFFER AREAS WITH NATIVE SEED MIX.

TYPICAL LOT



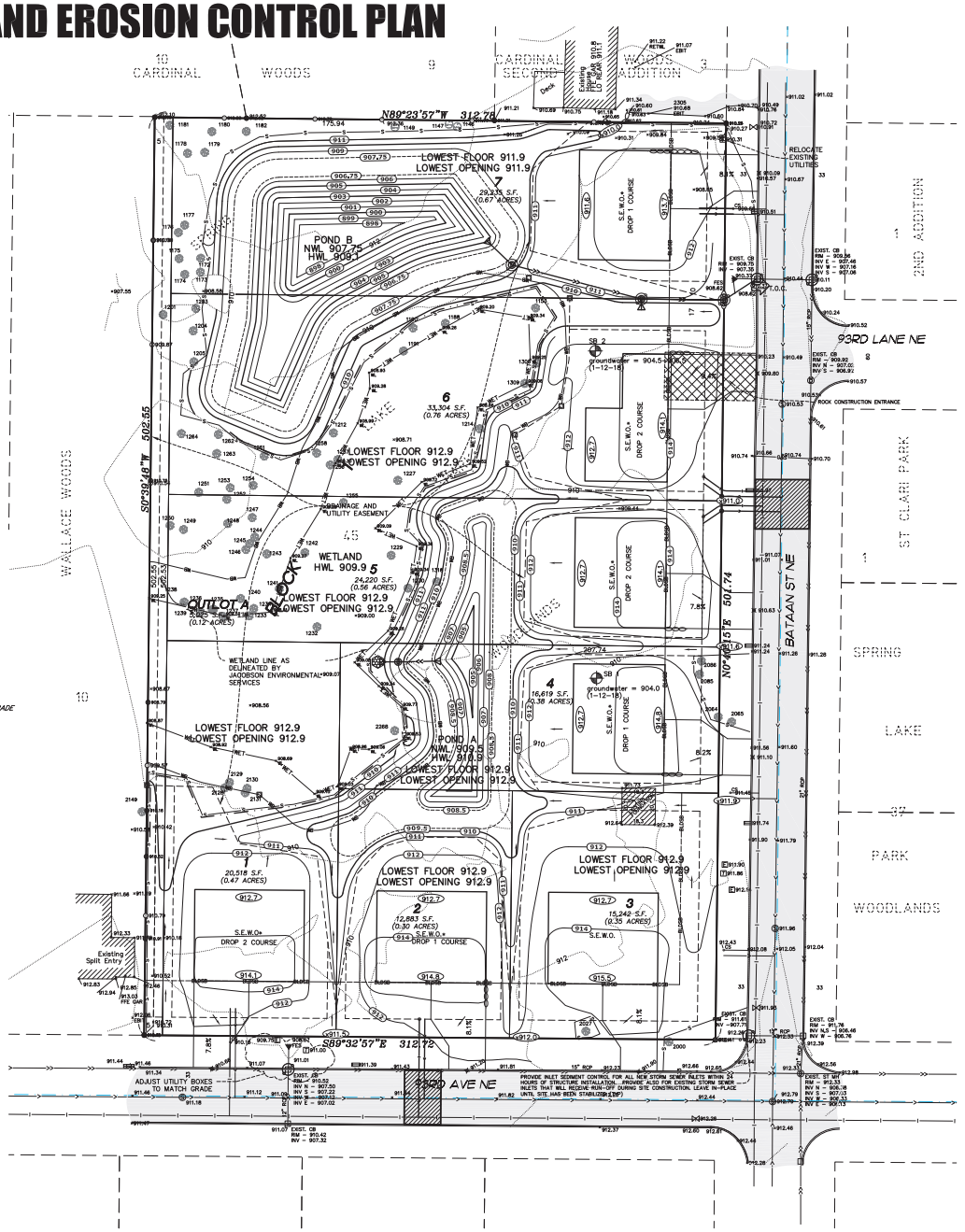
NOTE: INSTALL FOOTING AT EXTRA DEPTH AND EXPOSE FOUNDATION TO MATCH PROPOSED LOT LINE GRADES IF NEEDED.

PONDING CALCULATIONS AND STORM SEWER DESIGN BY PLOWE ENGINEERING, INC.

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE SUITE 110
LINO LAKES, MN 55014
SITE PLANNING & ENGINEERING
PHONE: (651) 361-8210
FAX: (651) 361-8701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ADAM GINKEL
DATE: 01.26.2026 LIC. NO. 43963



LEGEND

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- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES BUILDING SETBACK LINE
- DENOTES WETLAND BUFFER LINE
- DENOTES PROPOSED CONTOURS
- DENOTES SILT FENCE
- DENOTES BIO ROLL TO BE INSTALLED INSIDE SILT FENCE ADJACENT TO WETLAND
- DENOTES DRAINAGE ARROW
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES OVERFLOW ELEVATION

BENCHMARK

BENCHMARK: MNDOT "CRACK" unpublished point.
ELEVATION = 929.62 (NAVD 88)

GRAPHIC SCALE
30 0 15 30 60 120
1 INCH = 30 FEET

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5	01/26/26	CITY COMMENTS	MMD

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 01/26/2026 License No. 41578

SHEET 3

PRELIMINARY TREE INVENTORY AND REMOVAL PLAN

~for~ ELIZABETH MARIE ESTATES
~for~ DAN HENNUM
10209 JACKSON STREET NE
BLAINE, MN 55434
(763) 464-3139

TREE COUNT

TOTAL OVERSTORY DECIDUOUS SHADE TREES – 404
TOTAL CONIFEROUS TREES – 0
TREES TO BE REMOVED – 331
TREES TO REMAIN – 73

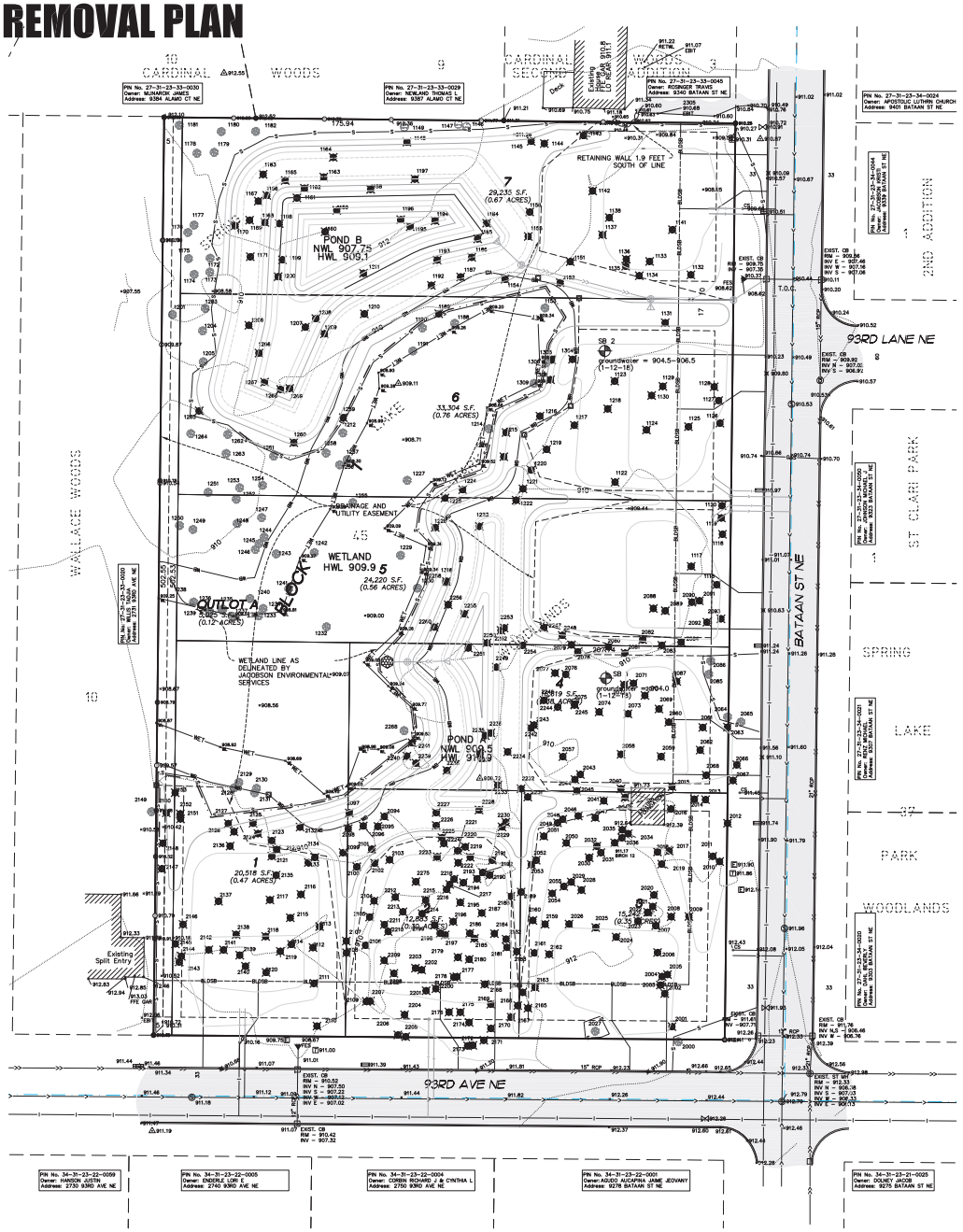
LEGEND

1227 DENOTES TREE TO REMAIN (SEE SHEET 5 FOR SPECIES AND SIZE)

2074 DENOTES TREE TO BE REMOVED (SEE SHEET 5 FOR SPECIES AND SIZE)

NOTES

- Property address is 2791 93rd Ave NE, Blaine, MN 55449.
- Property Pin No. 27–31–23–33–0008.
- Field survey was completed by E.G. Rud and Sons, Inc. on 12/2017.
- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- Utilities shown hereon are observed and from various utility plans. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454–0002 for verification of utility type and field location, prior to excavation.



NORTH

GRAPHIC SCALE
30 0 15 30 60 120
1 INCH = 30 FEET

DRAWN BY: MMD	JOB NO: 17557PP	DATE: 10/27/18
CHECK BY: JER	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
1	04/08/19	CITY SUBMITTAL	MMD
2	04/30/19	CITY COMMENTS	MMD
3	09/13/19	CITY COMMENTS/OUTLOT	MMD
4	01/21/26	CITY RESUBMITTAL	MMD
5	01/26/26	CITY COMMENTS	MMD

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
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JASON E. RUD
Date: 01/26/2026 License No. 41578

SHEET 4

PRELIMINARY TREE INVENTORY CHART

~for~ ELIZABETH MARIE ESTATES
~for~ DAN HENNUM
10209 JACKSON STREET NE
BLAINE, MN 55434
(763) 464-3139

TREE TABLE	
TREE #	DESC.
1116	OAK 8
1117	POPL 8
1118	POPL 8
1119	ELM 6
1120	POPL 6
1122	POPL 3-8
1123	POPL 6
1124	OAK 8
1125	OAK 6
1126	OAK 26
1127	OAK 2-14
1128	OAK 2-14
1129	OAK 14
1130	POPL 8
1131	POPL 4-6
1132	ELM 26
1133	POPL 8
1134	POPL 8
1135	POPL 6
1136	POPL 6
1137	POPL 6
1138	POPL 6
1141	POPL 6
1142	POPL 6
1143	LOCUST 16
1144	ELM 16
1145	OAK 12
1146	CHERRY 8
1147	CHERRY 12
1148	OAK 14
1149	ELM 6
1151	POPL 6
1152	POPL 6
1153	POPL 6
1154	POPL 6
1155	OAK 6
1156	OAK 10
1158	OAK 2-14
1159	OAK 2-10
1160	OAK 2-10
1161	CHERRY 2-10
1162	OAK 10
1163	OAK 10
1164	OAK 12
1165	OAK 2-10
1166	OAK 10
1167	OAK 6
1168	COTTON 12
1169	COTTON 12
1170	COTTON 10
1171	CHERRY 12

TREE TABLE	
TREE #	DESC.
1172	OAK 8
1173	OAK 6
1174	OAK 8
1175	OAK 12
1176	OAK 12
1177	OAK 10
1178	OAK 14
1179	OAK 14
1180	OAK 14
1181	OAK 10
1182	OAK 2-6
1183	OAK 10
1184	CHERRY 8
1185	OAK 14
1186	OAK 14
1187	OAK 8
1188	POPL 6
1189	POPL 6
1190	POPL 6
1191	POPL 6
1192	OAK 8
1193	OAK 6
1194	OAK 6
1195	OAK 10
1196	OAK 10
1197	OAK 8
1198	OAK 3-6
1199	OAK 14
1200	OAK 14
1201	POPL 8
1203	OAK 10
1204	OAK 16
1205	POPL 14
1206	OAK 6
1207	OAK 2-12
1208	OAK 12
1209	OAK 10
1210	OAK 6
1211	OAK 36
1212	POPL 6
1214	POPL 8
1215	POPL 8
1216	POPL 8
1217	POPL 10
1218	POPL 6
1219	POPL 10
1220	POPL 8
1221	POPL 8
1222	POPL 8
1223	POPL 6
1224	POPL 6

TREE TABLE	
TREE #	DESC.
1225	POPL 6
1226	POPL 8
1227	POPL 8
1228	POPL 6
1229	POPL 6
1230	POPL 6
1232	POPL 6
1233	POPL 6
1234	POPL 6
1235	POPL 6
1236	POPL 6
1237	POPL 6
1238	POPL 6
1239	POPL 6
1240	POPL 6
1241	POPL 6
1242	POPL 6
1243	POPL 6
1244	POPL 6
1245	POPL 6
1246	POPL 6
1247	POPL 6
1248	POPL 6
1249	POPL 6
1250	POPL 6
1251	POPL 6
1252	OAK 6
1253	OAK 6
1254	POPL 6
1255	POPL 6
1256	POPL 6
1257	POPL 6
1258	POPL 6
1259	POPL 6
1260	POPL 8
1261	POPL 6
1262	OAK 6
1263	POPL 6
1264	OAK 14
1265	POPL 8
1266	CHERRY 6
1267	POPL 8
1268	POPL 8
1269	POPL 6
1304	OAK 12
1305	POPL 6
1306	POPL 6
1308	POPL 6
1309	OAK 6
1318	POPL 6
2000	OAK 10

TREE TABLE	
TREE #	DESC.
2001	OAK 14
2002	OAK 16
2003	OAK 12
2004	OAK 12 X2
2005	OAK 18
2006	OAK 12
2007	OAK 14
2008	POPL 8
2009	OAK 14
2010	POPL 10
2011	POPL 10
2012	POPL 6
2013	POPL 8
2014	POPL 10
2015	MAPLE 14
2016	COTTON 24
2017	MAPLE 6
2018	BOXELDER 6
2019	MAPLE 12 X4
2020	OAK 10
2021	OAK 10
2022	OAK 12
2023	CHERRY 6
2024	POPL 6
2025	POPL 6
2026	OAK 20
2027	OAK 8
2028	POPL 6
2029	POPL 6
2030	POPL 6
2031	POPL 6
2032	OAK 22
2033	BIRCH 12
2034	MAPLE 8 X2
2035	COTTON 12
2036	OAK 6
2040	ELM 12
2041	POPL 12
2042	BOXELDER 6
2043	POPL 8
2044	POPL 6
2045	POPL 6
2046	POPL 8
2047	POPL 12
2048	POPL 12
2049	POPL 6
2050	POPL 6
2051	OAK 12
2052	POPL 6
2053	POPL 6
2054	POPL 6

TREE TABLE	
TREE #	DESC.
2055	POPL 6
2057	OAK 20
2058	CHERRY 14
2059	OAK 14
2060	POPL 8
2061	OAK 12
2062	OAK 12
2063	OAK 14
2064	OAK 18
2065	OAK 22
2066	OAK 12 X2
2067	OAK 16
2068	POPL 6
2069	POPL 6
2070	OAK 18
2071	POPL 8
2072	OAK 10
2073	POPL 6
2074	OAK 36
2075	OAK 12
2076	OAK 10
2077	POPL 10
2078	POPL 6
2079	POPL 6
2080	POPL 14
2081	POPL 10
2082	POPL 10
2083	POPL 10
2084	POPL 10
2085	OAK 26
2086	OAK 18
2087	POPL 8
2088	POPL 8
2089	POPL 8
2090	POPL 6
2091	POPL 6
2092	POPL 10
2093	POPL 7
2094	POPL 8
2095	POPL 10 X2
2096	POPL 10
2097	POPL 6
2098	POPL 10
2099	BOXELDER 8
2100	POPL 8
2101	POPL 10 X2
2102	POPL 6
2103	POPL 6
2104	POPL 6
2105	POPL 6
2106	POPL 6

TREE TABLE	
TREE #	DESC.
2107	BOXELDER 10
2108	COTTON 24 X2
2109	POPL 10
2110	BOXELDER 16 X2
2111	POPL 6
2112	POPL 6
2113	POPL 12
2114	POPL 8
2115	BOXELDER 6
2116	POPL 12
2117	ASH 10
2118	POPL 12
2119	ASH 12
2120	POPL 8
2121	POPL 12
2122	ASH 6
2123	POPL 10
2124	POPL 8
2125	POPL 14
2126	POPL 8
2127	POPL 8
2128	POPL 12
2129	POPL 10
2130	POPL 10
2131	POPL 12
2132	POPL 12
2133	POPL 12
2134	POPL 12
2135	BOXELDER 6
2136	BOXELDER 6
2137	CHERRY 6
2138	POPL 12
2139	POPL 6
2140	POPL 6
2141	POPL 12
2142	POPL 10
2143	BOXELDER 10
2144	OAK 6
2145	POPL 6
2146	POPL 6
2147	OAK 28
2148	POPL 6
2149	OAK 8
2150	OAK 14
2151	OAK 6
2152	OAK 8
2153	POPL 6
2159	OAK 6
2160	OAK 6
2161	OAK 6
2162	OAK 6

TREE TABLE	
TREE #	DESC.
2163	OAK 6
2164	OAK 18
2165	OAK 12
2166	OAK 10
2167	POPL 8
2168	OAK 6
2169	OAK 14
2170	OAK 8
2171	OAK 12
2172	OAK 20
2173	OAK 6
2174	CHERRY 6
2175	CHERRY 6
2176	OAK 24
2177	POPL 8
2178	POPL 6
2179	POPL 6
2180	MAPLE 12
2181	POPL 6
2182	POPL 6
2183	POPL 6
2184	POPL 6
2185	POPL 6
2186	POPL 6
2187	POPL 6
2188	OAK 8
2189	OAK 22
2190	POPL 6
2191	POPL 6
2192	POPL 6
2193	POPL 6
2194	POPL 6
2195	POPL 6
2196	POPL 6
2197	POPL 6
2198	POPL 6
2199	POPL 6
2200	POPL 6
2201	POPL 6
2202	POPL 8
2203	POPL 6
2204	POPL 12
2205	POPL 8
2206	POPL 8
2207	POPL 8
2208	POPL 16
2209	POPL 16
2210	POPL 6
2211	POPL 6
2212	POPL 8
2213	POPL 6

TREE TABLE	
TREE #	DESC.
2214	POPL 6
2215	POPL 6
2216	POPL 6
2217	POPL 6
2218	POPL 6
2219	POPL 6
2220	POPL 6
2221	POPL 8
2222	POPL 6
2223	POPL 6
2224	POPL 6
2225	POPL 6
2226	POPL 8
2227	POPL 8
2228	POPL 8
2229	POPL 8
2230	POPL 6
2231	POPL 8
2232	POPL 10
2233	POPL 6
2234	POPL 10
2235	POPL 14
2236	POPL 12
2237	POPL 6
2238	POPL 10
2239	POPL 8
2240	POPL 12
2241	POPL 12
2242	CHERRY 6
2243	CHERRY 10
2244	OAK 12
2245	OAK 12
2246	OAK 22
2247	POPL 6
2248	POPL 14
2249	POPL 10
2250	POPL 8
2251	POPL 6
2252	POPL 6
2253	POPL 6
2254	POPL 8
2255	POPL 6
2256	POPL 6
2258	POPL 6
2260	POPL 8
2268	POPL 8 X2
2275	POPL 6

TREE COUNT

TOTAL OVERSTORY DECIDUOUS SHADE TREES – 404
TOTAL CONIFEROUS TREES – 0
TREES TO BE REMOVED – 331
TREES TO REMAIN – 73

LEGEND

10 = TREE SIZE (inches)
X 2 = NUMBER OF TREES

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 01/26/2026 License No. 41578

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DRAWN BY: MMD	JOB NO: 17557PP	DATE: 10/27/18
CHECK BY: JER	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
1	04/08/19	CITY SUBMITTAL	MMD
2	04/30/19	CITY COMMENTS	MMD
3	01/21/26	CITY RESUBMITTAL	MMD
4	01/26/26	CITY COMMENTS	MMD

SHEET 5

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL GOPHER STATE ONE CALL AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

SANITARY SEWER NOTES

1. SANITARY SEWER MATERIALS SHALL BE:
   1.1. SERVICES: 4" PVC SCHEDULE 40
2. FIELD VERIFY SIZE, ELEVATION AND LOCATION OF EXISTING SANITARY SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. CONTRACTOR TO CONTACT CITY ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO CONNECTION TO EXISTING PUBLIC SANITARY SEWER.

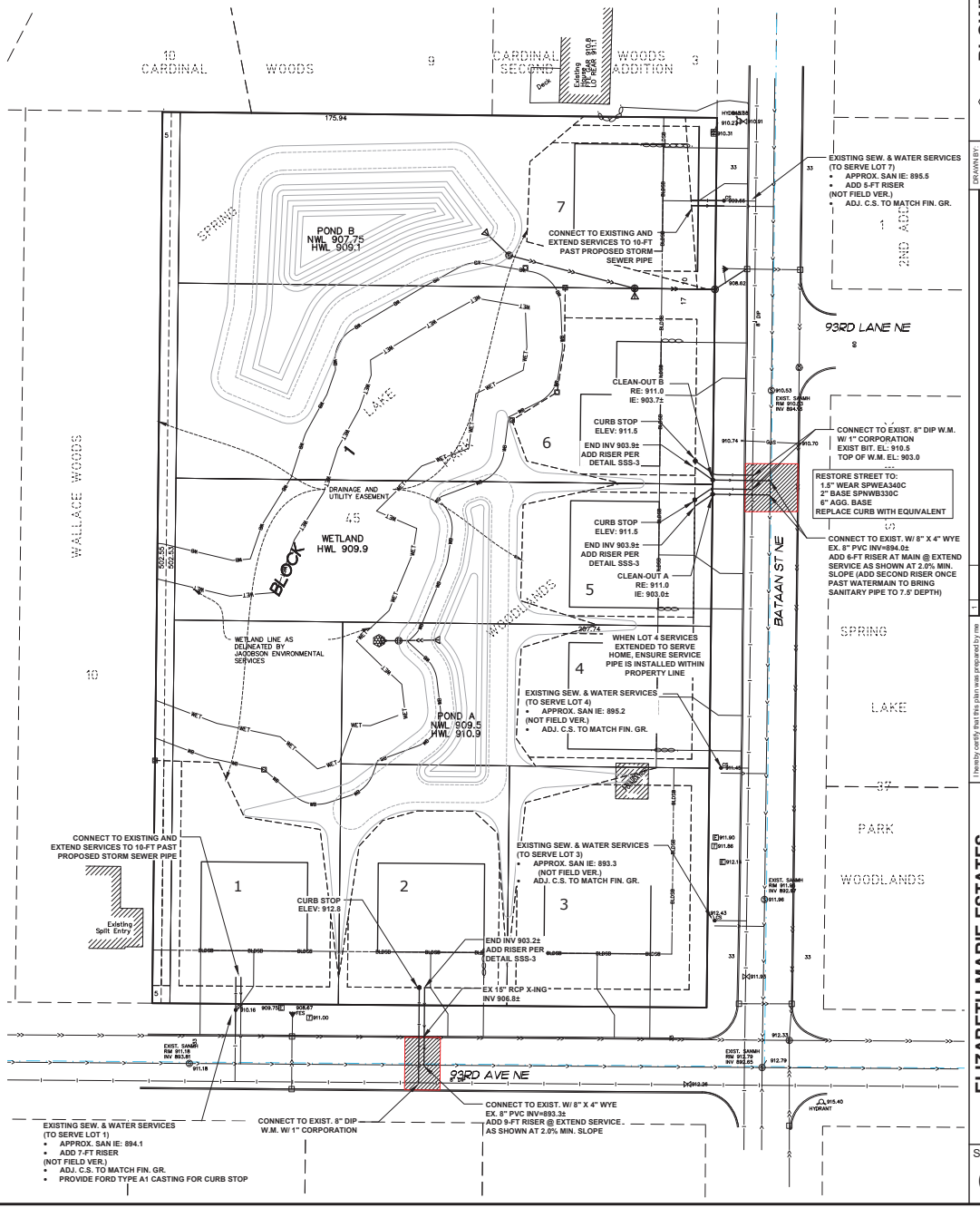
WATERMAIN NOTES

1. WATERMAIN MATERIALS SHALL BE:
   1.1. SERVICES: 1" HDPE ASTM D2239, PE 4710-250 PSW, SIDR 7 "ENDOPURE" BY ENDOT INDUSTRIES. TRACER WIRE REQUIRED. DIAMETER MEASUREMENT IS MINIMUM FOR INSIDE DIAMETER.
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING WATERMAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. MAINTAIN A MINIMUM OF 7.5 FEET OF COVER OVER ALL WATERMAIN PIPE.
4. PROVIDE PREFORMED INSULATION, PPG FOAMGLASS, OR APPROVED EQUAL WHERE SANITARY SEWER OR STORM SEWER CROSSES WITHIN 24" OF WATERMAIN.
5. WATERMAIN SHUTOFF REQUIRES A MIN. 48 HOUR NOTICE TO CITY ENGINEERING DEPARTMENT AND ALL AFFECTED PROPERTY OWNERS.

LEGEND

- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRICAL PEDESTAL
- EXISTING CABLE PEDESTAL
- EXISTING UTILITY POLE
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING DELINEATED WETLAND LINE
- WETLAND BUFFER
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM MANHOLE
- PROPOSED FLARED-END SECTION
- PROPOSED WATER SERVICE W/ CURB STOP
- PROPOSED SANITARY SEWER SERVICE

ALL ELEVATIONS ARE NAVD 88 DATUM



811 Know what's below. Call before you dig.

NORTH

30 0 15 30 60

1 INCH = 30 FEET HORIZONTAL (24" x 36")

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 101
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING
& DEVELOPMENT

DRAWN BY: AG
JOB NO.: 1741
CHECK BY: MDA
DATE: 01/21/26

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY

ADAM GINKEL
Date: 01.26.2026 License No. 43363

ELIZABETH MARIE ESTATES

BLAINE, MN

UTILITY PLAN - SANITARY & WATER

PREPARED FOR: PD&H Properties, LLC

SHEET
C1.1

17-1741

S:\PLOWE\CAD\17PROJ\17-1741 HENNUM\17-1741 CAD\1741 BASE 1.DWG
Monday, January 26, 2026 12:01:46 PM

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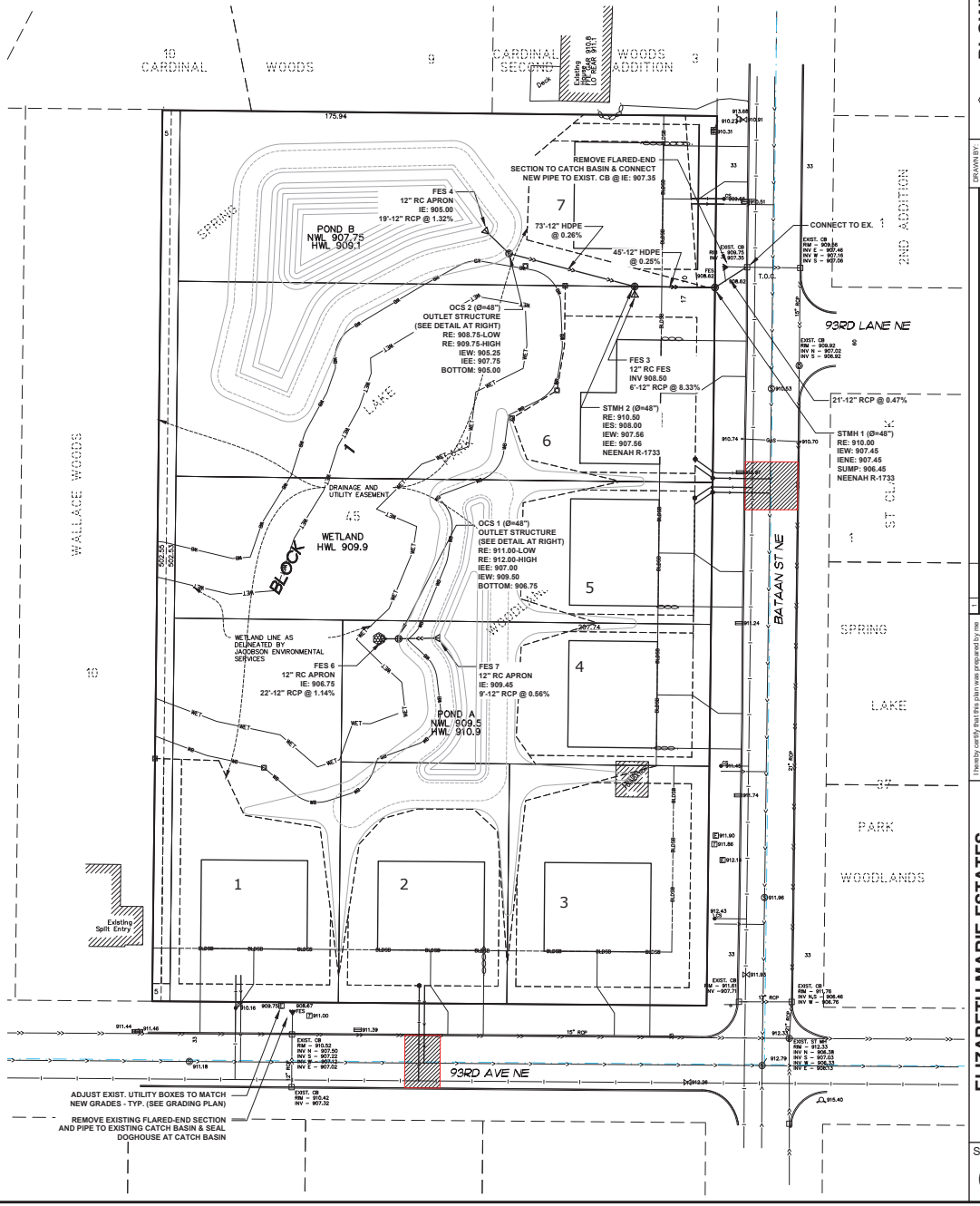

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DRAWN BY: AG
JOB NO.: 1741
CHECK BY: MDA
DATE: 01/21/26

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8	01.26.26	DRAINAGE PATTERNS ADJ

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY

ADAM GINKEL
Date: 01.26.2026 License No. 43983

ELIZABETH MARIE ESTATES

BLAINE, MN

UTILITY PLAN - STORM

PREPARED FOR: PD&H Properties, LLC

SHEET
C1.2

17-1741

S:\PLOWE\CAD\17PROJ\17-1741 HENNUM\17-1741 CAD\1741 BASE 1.DWG
Monday, January 26, 2026 12:01:46 PM

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL GOPHER STATE ONE CALL AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

SANITARY SEWER NOTES

1. SANITARY SEWER MATERIALS SHALL BE:
   1.1. SERVICES: 4" PVC SCHEDULE 40
2. FIELD VERIFY SIZE, ELEVATION AND LOCATION OF EXISTING SANITARY SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. CONTRACTOR TO CONTACT CITY ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO CONNECTION TO EXISTING PUBLIC SANITARY SEWER.

WATERMAIN NOTES

1. WATERMAIN MATERIALS SHALL BE:
   1.1. SERVICES: 1" HDPE ASTM D2239, PE 4710-250 PSW, SIDR 7 "ENDOPURE" BY ENDOT INDUSTRIES. TRACER WIRE REQUIRED. DIAMETER MEASUREMENT IS MINIMUM FOR INSIDE DIAMETER.
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING WATERMAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. MAINTAIN A MINIMUM OF 7.5 FEET OF COVER OVER ALL WATERMAIN PIPE.
4. PROVIDE PREFORMED INSULATION, PPG FOAMGLASS, OR APPROVED EQUAL WHERE SANITARY SEWER OR STORM SEWER CROSSES WITHIN 24" OF WATERMAIN.
5. WATERMAIN SHUTOFF REQUIRES A MIN. 48 HOUR NOTICE TO CITY ENGINEERING DEPARTMENT AND ALL AFFECTED PROPERTY OWNERS.

LANDSCAPING NOTES

1. STAKE AND/OR MARK ALL PLAN PLANTING LOCATIONS PRIOR TO INSTALLATION. OWNER TO APPROVE ALL LOCATIONS PRIOR TO INSTALLATION.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE.
5. MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. USE 4" FOR TREES, SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
7. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
8. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
9. WHERE IRRIGATION SYSTEMS ARE INSTALLED, SAID SYSTEMS SHALL HAVE WATER SENSOR DEVICES TO AVOID OVERWATERING AND TIMING DEVICES TO ENSURE IRRIGATION IS CONDUCTED DURING THE HOURS PERMITTED BY THE CITY WATER RESTRICTION REQUIREMENTS.
10. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
11. ALL WORK TO BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT TIME OF ACCEPTANCE BY OWNER. CONTRACTOR TO MAKE ALL REPLACEMENTS IN A TIMELY MANNER.
12. ALL MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
13. WHEN STAKING OR GUYING OF TREES IS REQUIRED, IT SHALL OCCUR SO AS NOT TO CREATE ANY HAZARDS OR UNSIGHTLY OBSTACLES. ALL WIRES SHALL BE ENCASED IN HOSE TO PREVENT TREE DAMAGE.

LEGEND

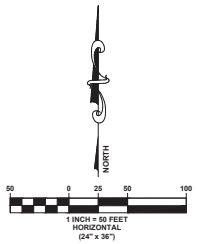
EXISTING TELEPHONE PEDESTAL	PROPOSED WATER PIPE
EXISTING ELECTRICAL PEDESTAL	PROPOSED SANITARY SEWER PIPE
EXISTING CABLE PEDESTAL	PROPOSED STORM SEWER PIPE
EXISTING UTILITY POLE	PROPOSED STORM MANHOLE
EXISTING STORM SEWER	PROPOSED FLARED-END SECTION
EXISTING WATER MAIN	PROPOSED WATER SERVICE W/ CURB STOP
EXISTING SANITARY SEWER	PROPOSED SANITARY SEWER SERVICE
EXISTING STORM MANHOLE	
EXISTING CATCH BASIN	
EXISTING FLARED-END SECTION	
EXISTING GATE VALVE	
EXISTING HYDRANT	
EXISTING SANITARY SEWER MANHOLE	
EXISTING DELINEATED WETLAND LINE	
WETLAND BUFFER	

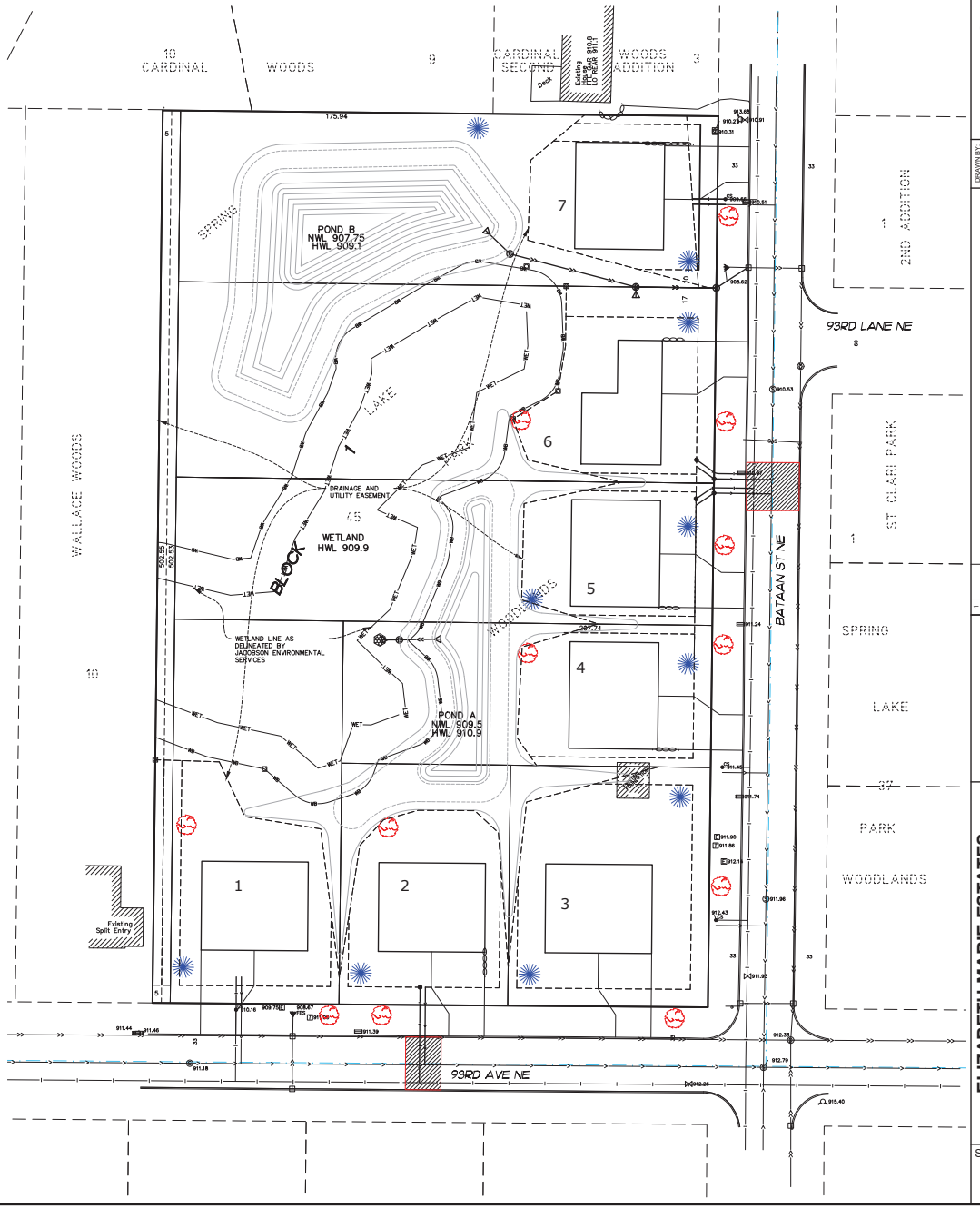
ALL ELEVATIONS ARE NAVD 88 DATUM

DECIDUOUS TREES					
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	12	BASSWOOD	*Tilia americana*	2.5-IN CALIP.	B & B
		BLACK WALNUT	*Juglans nigra*		
		NORTHERN RED OAK	*Quercus rubra*		
		RED MAPLE	*Acer rubrum*		
		SUGAR MAPLE	*Acer saccharum*		
		SWAMP WHITE OAK	*Quercus bicolor*		
CONIFEROUS TREES					
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	10	AUSTRALIAN PINE	*Pinus nigra*	6-FT HEIGHT	B & B
		BALSAM FIR	*Abies balsamea*		
		BLACK SPRUCE	*Picea mariana*		
		WHITE SPRUCE	*Picea glauca*		
TOTAL	22				

NOTES:
1. EXAMPLE SPECIES SHOWN - VERIFY SPECIES REQUIREMENTS WITH CITY'S FORESTER PRIOR TO ANY INSTALLATIONS
2. VERIFY LANDSCAPE LOCATIONS AND SPECIES WITH OWNER

811 Know what's below. Call before you dig.





PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING
& CIVIL ENGINEERING

DRAWN BY: AG
JOB NO.: 17-1741
CHECK BY: MDA
DATE: 01/21/26

NO.	DATE	DESCRIPTION
1		
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ELIZABETH MARIE ESTATES
BLAINE, MN

LANDSCAPE PLAN

PREPARED FOR: PD&H Properties, LLC

SHEET
L1.1

17-1741

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Monday, January 26, 2026 12:01:46 PM

PROJECT NARRATIVE

ELIZABETH MARIE ESTATES

01/20/2026

The applicant is requesting Preliminary Plat approval on the enclosed 3.61 acre parcel. The applicant had previous been granted Preliminary and Final Plat approval on the project in 2019. The Preliminary Plat approval and watershed approval has expired on the site. This year a new wetland delineation was done on site and approved by Rice Creek Watershed. The applicant has submitted the project to Rice Creek Watershed for stormwater approval. The Project consists of 7 single family lots and an Outlot.

Tree Impact Narrative

Given the nature of the site (site drains from back of curb INTO the property), it is difficult to save trees, make the site drain, and meet stormwater management requirements. A stand of oak trees, ranging from DBH of 6 inches to 14 inches, was saved along the west side of Pond B. Additional trees were intended to be saved along the west side of Lot 1; however, initial engineering comments stated that there should be no front yard storm sewer, making it necessary to take down more trees for drainage.

Trees were removed only for pad and stormwater construction. Because of stormwater management requirements, all runoff needed to be sent to ponding, thereby precluding the ability to save front and side yard trees.

From:	Kristi Jacobson
To:	Planning
Cc:	Alan Goracke; Jason Halpern; Jacob Geiselhart; Jonathan Gorzycki; Jasen Howard; Maisa Olson; Nichole Swanson
Subject:	Public Comment Prior to March 10, 2026 Hearing – Case 26-0004 (Elizabeth Marie Estates)
Date:	Sunday, March 1, 2026 2:43:02 PM

Dear Members of the Blaine Planning Commission,

I am writing to provide public comment in advance of the March 10, 2026 public hearing regarding **Case 26-0004**, submitted by petitioner **Dan Hennum**, requesting preliminary plat approval to subdivide a 3.61-acre parcel into seven single-family lots to be known as *Elizabeth Marie Estates*.

As a nearby resident who will be directly affected by this proposed development, I respectfully ask the Commission to carefully consider the following concerns before taking action.

1. Loss of a Wooded Wetland and Natural Habitat
The proposed development is planned on a wooded wetland area that is currently filled with native plants and wildlife. This natural space provides meaningful environmental value to our neighborhood and contributes to the character and value of surrounding homes. The removal and development of this wetland would permanently eliminate a unique natural resource that benefits both residents and local ecosystems.

2. Tree Removal, Drainage, and Increased Flood Risk
According to the submitted plans, **331 of the 404 trees on the property - approximately 82% - are proposed to be removed**, reportedly due to drainage concerns if the trees were to remain intact. Our neighborhood already has a **very high water table**, and this wetland area currently serves as a natural retention basin for excess water.

The addition of seven homes, seven garages, and seven driveways will significantly increase impervious surface area, reducing the land's ability to absorb rainfall. This will inevitably displace stormwater into surrounding properties - both existing and newly constructed - thereby increasing the risk of flooding throughout the neighborhood. Removing the very trees and vegetation that currently help manage water retention appears counterproductive and raises serious concerns about long-term drainage impacts.

3. Loss of Sound and Visual Buffer from the Regional Airport
This 3.5-acre wooded property also functions as a critical **sound and visual buffer** between

existing homes and the regional airport. The substantial loss of tree cover will significantly reduce noise mitigation and visual screening, negatively impacting residents' quality of life and property values.

Process and Public Confidence
Mr. Hennum is well known in the area for purchasing and developing natural lots. While development itself is not inherently objectionable, it is essential that each proposal be evaluated on its individual merits and impacts.

I would also like to express the importance of ensuring that this public hearing process is conducted in a manner that fully considers resident input. During a prior public hearing on **May 14, 2019**, when a similar development request was filed under the applicant's son's name, many neighbors attended and shared concerns similar to those outlined above. At that time, residents were advised that the applicant had met all permitting requirements and that there was little the Commission could do to influence the outcome.

Regardless of permitting status, public hearings exist to ensure that community perspectives, environmental impacts, and neighborhood consequences are meaningfully considered. I respectfully ask that the Commission ensure that this hearing is conducted with transparency, impartiality, and full consideration of the concerns raised by those who will be directly affected.

I appreciate your service to the City of Blaine and your willingness to consider the long-term impacts of development decisions on existing neighborhoods. I hope the Commission will carefully weigh the environmental, drainage, and quality-of-life implications of this proposal before moving forward.

Thank you for your time and consideration.

Sincerely,

Kristi Jacobson

Blaine Resident since 2004

--
Kristi Jacobson (she/her)
m: 612.889.0051

kjacobson2017@gmail.com

"Don't ask what the world needs. Ask what makes you come alive, and go do it. Because what the world needs is people who have come alive."

- Howard Thurman

From: Kristi Jacobson
To: Jason Halpern
Cc: Alan Goracke; Jacob Geiselhart; Jonathan Gorzycki; Jasen Howard; Maisa Olson; Nichole Swanson; Planning
Subject: Re: Public Comment Prior to March 10, 2026 Hearing – Case 26-0004 (Elizabeth Marie Estates)
Date: Thursday, March 5, 2026 4:38:09 PM

Dear Commissioner Halpern and Blaine Planning Commission,

Thank you for reaching out and for inviting recommendations from those of us who live in close proximity to the proposed development site. I really appreciate your willingness to consider neighborhood perspectives as part of this process.

While I am **not opposed to additional housing in our community**, many of us feel strongly that **this particular property, a wooded wetland with a high water table, is not well-suited for development**. The land currently provides natural stormwater retention, wildlife habitat, and important sound and visual buffering from the airport.

From a neighborhood standpoint, our primary recommendation is that this area **remain preserved as natural space or conservation land**, rather than be developed. The proposed level of tree removal raises concerns about increased flood risk, loss of buffering, and impacts to quality of life and surrounding home values.

If residential development is pursued, we would encourage it to be **directed to more appropriate sites**, or for the proposal to be significantly redesigned to avoid the wetland core and preserve meaningful tree cover.

Thank you again for your outreach and for your thoughtful consideration of these concerns. I appreciate the Commission's role in balancing growth in Blaine with long-term neighborhood and environmental impacts and I look forward to meeting with you next Tuesday.

Sincerely,
Kristi Jacobson

On Thu, Mar 5, 2026 at 10:28 AM Jason Halpern <jhalpern@blainemn.gov> wrote:

> Thanks Kristi, could you share with the email group any recommendations of the neighborhood on the points you made?
>
> That might be helpful.
> Jason Halpern
>
> Get Outlook for iOS
>
> ---
>
> **From:** Kristi Jacobson <kjacobson2017@gmail.com>
> **Sent:** Sunday, March 1, 2026 3:42:39 PM

To: Planning <planning@blainemn.gov>
Cc: Alan Goracke <agoracke@blainemn.gov>; Jason Halpern <jhalpern@blainemn.gov>; Jacob Geiselhart <jgeiselhart@blainemn.gov>; Jonathan Gorzycki <jgorzycki@blainemn.gov>; Jasen Howard <jhoward@blainemn.gov>; Maisa Olson <molson@blainemn.gov>; Nichole Swanson <nswanson@blainemn.gov>
Subject: Public Comment Prior to March 10, 2026 Hearing – Case 26-0004 (Elizabeth Marie Estates)

Dear Members of the Blaine Planning Commission,

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I would also like to express the importance of ensuring that this public hearing process is conducted in a manner that fully considers resident input. During a prior public hearing on **May 14, 2019**, when a similar development request was filed under the applicant's son's name, many neighbors attended and shared concerns similar to those outlined above. At that time, residents were advised that the applicant had met all permitting requirements and that there was little the Commission could do to influence the outcome.

Regardless of permitting status, public hearings exist to ensure that community perspectives, environmental impacts, and neighborhood consequences are meaningfully considered. I respectfully ask that the Commission ensure that this hearing is conducted with transparency, impartiality, and full consideration of the concerns raised by those who will be directly affected.

I appreciate your service to the City of Blaine and your willingness to consider the long-term impacts of development decisions on existing neighborhoods. I hope the Commission will carefully weigh the environmental, drainage, and quality-of-life implications of this proposal before moving forward.

Thank you for your time and consideration.

Sincerely,

Kristi Jacobson

Blaine Resident since 2004

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- Howard Thurman

From:	Mike
To:	Planning
Cc:	Alan Goracke; Jacob Geiselhart; Jonathan Gorzycki; Jasen Howard; Maisa Olson; Nichole Swanson
Subject:	Public Comment Prior to March 10, 2026 Hearing – Case 26-0004 (Elizabeth Marie Estates)
Date:	Monday, March 9, 2026 12:01:31 PM

Dear Blaine Planning Commission,

We received a letter from you this past week regarding the proposed development across the street from our house, we live in 9307 Bataan St. NE. We appreciate the transparency and invitation to provide feedback on this matter.

First off, I would like to say that we LOVE where we live and being part of the Blaine community. We moved into our home in July 2020 and one of the biggest things that drew us to the property was the woods across the street. I understand that Blaine is the fastest growing suburb in MN, but at the same time I believe there is a good balance to having responsible growth.

My recommendation would be that it remain preserved as is. We love having this space across the street with all of the animals and nature. I believe Bataan is already too busy and that is my biggest concern.

Sincerely,
Mike & Melissa Renz

City of Blaine
Planning Commission

March 10, 2026 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 10, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Geiselhart, Gorzycki, Halpern, Howard, Olson, Swanson, and Chair Goracke.

Members Absent: None.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Alex Koberoski, Assistant Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.1. 2026-74 Case File No. 26-0004 // Dan Hennum // 2791 93rd Avenue NE
The applicant is requesting preliminary plat approval to subdivide a 3.61 acre parcel into seven single family lots to be known as Elizabeth Marie Estates.
Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 26-0004 was opened at 7:10PM.

Travis Rosinger, 9340 Bataan Street NE, explained he was a direct neighbor to the proposed plat. He noted he has lived in his home for past six and a half years. He stated this property seemed very neglected as there were trees leaning into neighboring properties and were falling onto the city's streets. He discussed how a tree recently fell onto his roof and caused

damage. He indicated there was another limb that was a danger to his property. He asked if there were any requirements for property owners to take care of their property in order to address dangerous trees. He indicated he had concerns with the financial viability of the developer and expressed concern that all trees on this property could be lost. He commented he was curious about the type of homes and square footage of the homes that would be built within this development. He explained his last concern had to do with how the water on this plat would be addressed, noting he did not want any water running into his backyard.

Kristi Jacobson, 9339 Bataan Street NE, reported her home directly faced the proposed plat. She explained she moved into her home in 2004 and she has had the pleasure of raising her family in Blaine over the past 22 years. She noted she submitted a message to the planning commission and she appreciated the thoughtful response she received from Commissioner Halpern. She indicated she was not opposed to growth in the community, but stated her main concerns were with the loss of 80% of the trees and damage that could occur to her home due to water runoff. She stated she currently has two sump pumps and these pumps had to be monitored closely due to the water that was running from the church property onto her property. She commented further on how the loss of over 300 trees from this property would increase the noise from the airport, which would be a negative for the existing homes in this area. She indicated she did not want to see this entire property cleared and then the development not occur. She respectfully asked that the planning commission consider how the drainage from this property will be managed so as not to adversely impact the existing neighbors.

Carissa Christenson, 2720 93rd Avenue NE, stated she and her husband purchased their home last June and they have enjoyed living in this neighborhood. She explained she had concerns with the proposed development and the tremendous amount of trees and wildlife that would be lost. She indicated she has enjoyed the natural beauty in her neighborhood and appreciated how the existing trees assist with buffering the sound from the airport.

Dustin Brech, 2371 93rd Avenue, explained he has lived in his home since 2015. He reported he purchased this home because of the property and privacy. He indicated his main concern with the proposed project was with water runoff, noting his property and the proposed property floods every year. He stated he was curious what kind of studies have been done to address the water concerns on this property. He recommended the city take a close look into how the water runoff was managed for this development so as not to adversely impact the adjacent homes. He then provided city staff with photos of his property and the adjacent property that showed the areas that were flooding.

Dawn Rosinger, 9340 Bataan Street NE, indicated she had concerns regarding the standing water on the subject property as well. She discussed how the pond behind her home rose and was only several feet from her home. She explained she had five grandchildren and she did not want to have to worry about them drowning in the pond. She questioned how long it would take to build the seven homes and asked why the plan from 2019 did not move forward. She inquired how long her utilities would be shut off for the construction of the new homes.

Mr. Rosinger reported he reviewed the staff report that was provided by the city and explained he was startled by how close the water was to his home. He feared how the new

development would impact this water level and noted he did not want water in his basement.

Ted Ward, 9396 Alamo Court NE, reported he has been a resident in this neighborhood since the 1980's. He explained he demolished his original home and rebuilt. He commented he was knowledgeable about the water tables, tree studies and airport commission. He indicated he always wondered why these lots never developed, but after seeing the water table concerns, he understood. He stated he did not object to the proposed development, but explained he did not want any of the existing neighbors to be impacted by water runoff. He questioned if there were assurances that the water table would not be impacted.

Luka Jacobson, 9339 Bataan Street NE, stated she had two different neighbors move out several years ago and she did not want to see more of her neighbors moving because of this development. She believed there were other areas in Blaine that could support additional housing. She commented she enjoyed the wildlife in her neighborhood and wanted to see this wildlife protected.

Mr. Breck reported his house was a little lower than his neighbors and explained his home has flooded. He commented on how his sump pump runs non stop in the spring. He explained he did not want his home to flood again due to changes in the water table that could occur from the proposed development.

The public hearing was closed at 7:45PM.

Dan Hennum, applicant, introduced himself to the commission and stated the proposed development meets all city requirements. He reported the Rice Creek Watershed District has approved of the project as well. He commented the pond was designed by Rud & Plow who designed many subdivisions in Blaine. He reported this project did not move forward in 2019 because he had two other projects going at that time and COVID occurred. He stated he did not want to own this land any longer, and therefore he was bringing forward a development. He explained he would be cleaning up the trees when this property develops. He understood the concerns of the neighbors and knew it would be hard to see this property develop. He was of the opinion the proposed pond would assist with lowering the water table, noting there would be emergency overflows, which would help the neighbors.

Chair Goracke asked how long it would take to construct the proposed seven homes.

Mr. Hennum stated he anticipated grading would begin this spring, and then he would be constructing homes over the next two years.

Chair Goracke requested staff speak to how the grading and water run off for this project would be addressed.

Project Engineer Barnes commented on the portion of property that was delineated as wetland by the watershed district. She indicated this wetland would not be disturbed by the development. She explained there was a higher groundwater table which meant water was only five feet in the ground. She indicated the developer was proposing to build homes that could accommodate the high water table. She discussed how the proposed ponds would address the water runoff from the new homes. She noted the goal would be to have the

existing hydrology maintained.

Chair Goracke stated he understood the loss this neighborhood would feel due to the loss of the woods but noted the property owner also had the right to develop the land.

Commissioner Halpern questioned if the wooded areas owned by the airport would remain undisturbed.

Community Development Specialist Showalter reported this was the case, noting these properties were zoned for airport use exclusively.

Chair Goracke inquired how the city addressed tree loss within city code.

Community Development Specialist Showalter stated the city does not have any special tree preservation ordinances in the zoning code related to the airport or noise mitigation. She commented the code only speaks to how homes are constructed near the airport in order to assist with mitigating noise. She reported staff did not have the expertise to comment on the impact of tree removal on airport noise noted the city does not put a priority on trees based on their proximity to the airport.

Commissioner Olson asked if the developer was meeting the tree replacement requirements of the city.

Community Development Specialist Showalter explained the developer would be meeting the city's tree replacement requirements. She commented further on the city's hazardous tree ordinance and encouraged the residents with concerns to contact herself or the city forester.

Commissioner Olson questioned if the financial viability of this development was under consideration by the planning commission.

Community Development Specialist Showalter reported the city does require financial guarantees for any development to guarantee completion of work that was started. She indicated this was done typically in the form of a cash escrow and letter of credit or bond and a development agreement which allows the City to complete any necessary work.

Mr. Hennum stated this property already has four sewer services on this property and he would require seven. He explained he was a good developer and he would work to minimize the utility impact on the neighbors.

Commissioner Olson explained she was familiar with this neighborhood and she understood the water table was very high. She indicated this neighborhood had great trees and yards. She stated this project met all city requirements and she would be offering her support.

Motion by Commissioner Olson to recommend approval of Planning Case 26-0004 based on the following conditions:

Case 26-0004:

1. **Park dedication is required for the 7 new lots being proposed within the plat prior to release of plat mylars for recording at the rate in effect at the time of payment.**
2. **Outlot A, which is intended to be sold and deeded to the adjacent property owner, shall be combined with the adjacent property parcel through a lot combination request at Anoka County within 60 days after the plat is recorded at Anoka County, and prior to issuance of any building permits for homes within the plat.**
3. **Three trees shall be planted on each lot, including two front yard trees. Trees must be 6-foot high conifers or 2.5 caliper inch overstory trees. Landscaping trees may not be planted in the boulevard. A landscape plan conforming with this standard must be submitted prior to issuance of a notice to proceed with grading.**
4. **The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**
5. **Execution and recording of a development agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.**
6. **The developer must meet the City's tree preservation requirements by planting 20 replacement trees for the lots that were preliminary platted (2.5 disturbed acres). The developer is required to plant three trees per lot to meet this requirement.**
7. **Foundation located on site must be removed prior to issuance of building permits for lots 3 and 4. A demolition permit is required for removal of the foundation.**
8. **The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.**
9. **Plans and specifications must be approved by the City prior to the start of construction.**
10. **A Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.**
11. **Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for construction activity from the Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.**
12. **Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.**
13. **The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.**
14. **Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.**

15. **A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.**
16. **The developer will be responsible for the creation of 5 additional lots per the southeast area. The current southeast area rate is $33,128.80 per lot. Credit will be given for the sewer and water services that need to be installed to serve the additional lots. The total amount due after the credit is $157,929.23 and becomes due with platting.**
17. **Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.**
18. **Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
19. **As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.**
20. **BMPs not accepting street water shall be maintained privately. The developer shall establish a homeowners' association for maintenance of any privately maintained BMPs that span property boundaries.**

Motion seconded by Commissioner Gorzycki. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the April 6, 2026 city council meeting.

City of Blaine
Staff Report

File Number: RES 26-45

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.2

Resolution Granting a Conditional Use Permit for a Billboard up to 65 Feet in Height in a Heavy Industrial (I-2A) Zoning District at 8500 Naples Street NE. Kenjoh Outdoor Advertising (Case File No. 26-0006/ACK)

Executive Summary

This is a Conditional Use Permit (CUP) request for a billboard up to 65 feet in height in a Heavy Industrial (I-2A) zoning district.

Background

Planning Commission Public Hearing	03/10/26
City Council (Conditional Use Permit)	04/06/26
Action Deadline (60 Days)	04/03/26
Action Deadline (City Extended — 60 Days)	06/02/26

Staff report prepared by Alex Koberoski, Assistant Planner, and Teresa Barnes, Project Engineer

Evaluation of Request
Planning Analysis
Zoning
The property is zoned I-2A.

Surrounding Zoning and Uses
Properties to the east are zoned I-2A and consist of manufacturing and truck repair. A manufactured home park is located to the north, and the property to the west is zoned Light Industrial (I-1), consisting of a trucking sales facility. The City of Shoreview is located directly south of the subject property.

Comprehensive Land Use

The property is guided Planned Industrial/Planned Commercial (PI/PC).

Existing Conditions
The property is currently occupied by a freight facility. The billboard to the west, on the opposite side of the bridge, measures 62-feet in height and received CUP approval in 2014.

History
There are no resolutions on file for this property. A building permit for a 50-foot-tall billboard on this property was issued in January of this year to allow for construction of a base that would support the proposed 65-foot-tall billboard.

Code Requirement
Billboards up to 50 feet are allowed without city council approval on properties with commercial and industrial zoning designations adjacent to 35W and Highway 10, subject to design requirements. A CUP is required for billboards up to 65 feet in height so they can be seen over MnDOT sound walls or bridges.

The following standards apply to billboard locations:
(1) The minimum lineal distance between billboards on the same side of the highway shall be five hundred fifty (550) feet. There are no billboards within 550 feet of the subject property in either direction on the east side of the freeway. The applicant has provided a map showing the locations of the nearest billboards.
(2) The minimum setback from any property line shall be twenty (20) feet. The proposed billboard is located 20 feet from the west and south property lines.
(3) The minimum setback at any intersection shall be one hundred (100) feet. The proposed billboard is over 150 feet from the nearest intersection.
(4) No billboard or structure shall be located within one hundred (100) feet of a residential district. The nearest residential district is over 1/4 mile away.

A 65-foot-tall dynamic display billboard is proposed on the southwest corner of the property.

Landscaping and Tree Preservation
The applicant has stated that no significant trees will be removed from the property to accommodate the billboard. A proposed landscaping plan has been submitted showing the installment of 7 evergreen shrubs around the base of the billboard.

Engineering Analysis
Grading/Storm Drainage
The proposed project will include some minor dirt work, however, the proposed grading does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities
No city utilities are necessary for the construction of a billboard.

Wetlands/Watershed/FEMA
The proposed location of the base of the billboard does not affect the existing FEMA flood plain nor any wetland area that might be on the property. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails
The development will utilize the existing access points to the existing parking area. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits
The developer will need to obtain any and all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Conditional Use Permit
A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:
The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
    - The increase in height of the billboard (65 feet) would not create an excessive burden on parks, schools, or other facilities and utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
    - A 65-foot-tall billboard, including masonry on the support structure, is compatible with adjoining properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - The billboard is proposed to meet the design requirements for billboards, including the concealment of sign supports with stone.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
    - A 65 -foot-tall billboard is generally consistent with the purpose of the zoning district and zoning code.
6. The use shall not be in conflict with the comprehensive plan of the City.
    - The additional height of the billboard (up to 65 feet) is consistent with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
    - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
    - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List
Zoning and Location Map
Narrative
Graphic
Line of Sight Study - 50 feet
Line of Sight Study - 65 feet
Renderings
Landscape Plan
Unapproved Planning Commission Minutes 3/10/26

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. No one spoke at the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes

City of Blaine

Signature Copy
Resolution: RES 26-45

Resolution Granting a Conditional Use Permit for a Billboard up to 65 Feet in Height in a Heavy Industrial (I-2A) Zoning District at 8500 Naples Street NE. Kenjoh Outdoor Advertising (Case File No. 26-0006/ACK)

WHEREAS, an application has been filed by TFORCE FREIGHT INC as Conditional Use Permit Case File No. 26-0006 for Kenjoh Outdoor Advertising; and

WHEREAS, said case involves the property described as follows:

That part of the Southeast Quarter of Section 34, Township 31, Range 23, Anoka County, Minnesota, lying easterly and southeasterly of a line described as follows: Commencing at a point on the south line of said Section 34, distant 1165.78 feet West of the southeast corner of said Section 34, thence southerly, at an angle of 89 degrees 30 minutes 00 seconds with said south line when measured from East to South, 151.90 feet to the actual point of beginning, thence northerly, along last described line, 100.00 feet, thence on a tangential curve to the right for a distance of 1235.80 feet, radius of said curve is 1432.40 feet, thence northeasterly, tangent to last described curve, to its intersection with the east line of said Southeast Quarter and there terminating.

EXCEPT

That part of the Southeast Quarter of the Southeast Quarter of Section 34, Township 31, Range 23, Anoka County, Minnesota, which lies southwesterly of a line described as follows: Beginning at a point on the southeasterly right-of-way line of Trunk Highway No. 8 as said highway is described in Final Certificate dated December 12, 1952 and recorded April 17, 1953 in Book 297 at Page 133 in the office of the Anoka County Recorder, which point is distant 85 feet northeasterly of the intersection of said southeasterly right-of-way line with the south line of Section 34, thence Southeasterly to a point distant 40 feet northerly, as measured at right angles, from a point on the south line of Section 34 which is distant 525 feet east of said intersection, thence south along a line drawn at right angles to said south section line, to the intersection with a line run parallel with and distant 33 feet north of said south section line, and there terminating.

SUBJECT TO:

Covenants and agreement restricting certain uses, in force for 20 years from date of deed, as shown in Warranty Deed dated June 25, 1973 and recorded November 30, 1976 as Document No. 457575 in the office of the Anoka County Recorder. Easement for Trunk Highway No. 8 now known as C.S.A. H. No. 23, together with all right of access except as specifically allowed, the right of the State of Minnesota to construct temporary snow fences on adjacent property, and other incidental rights; as shown in Final Certificate dated December 12, 1952 and recorded April 17, 1953 in Book 297 at Page 133 in the office of the Anoka County Recorder. Limitation of right of access to Trunk Highway No. 8 now known as C.S.A.H.

No. 23, and to Trunk Highway No. 35W, as shown in Warranty Deed dated February 18, 1965 and recorded March 25, 1965 in Book 674 at Page 143 in the office of the Anoka County Recorder. Easement over easterly 50 feet of the subject property, for Naples Street aka County Road No. 105, together with the right of the County of Anoka to construct portable snow fences on adjacent property, and other incidental rights, as shown in Document dated May 30, 1972 and recorded June 19, 1972 in Book 976 at Page 299 in the office of the Anoka County Recorder. Lateral No. 1 of Branch No. 2 of Judicial Ditch No. 1.

THIS CERTIFICATE OF TITLE IS GIVEN TO REPLACE THE PAPER COPY OF THE SAME CERTIFICATE OF TITLE NUMBER SHOWN IN VOLUME 208, PAGE 135 BY TED J. OMDAHL, THE ANOKA COUNTY REGISTRAR OF TITLES.

WHEREAS, the Blaine Planning Commission held a public hearing on March 10, 2026, and recommended approval regarding said conditional use permit; and

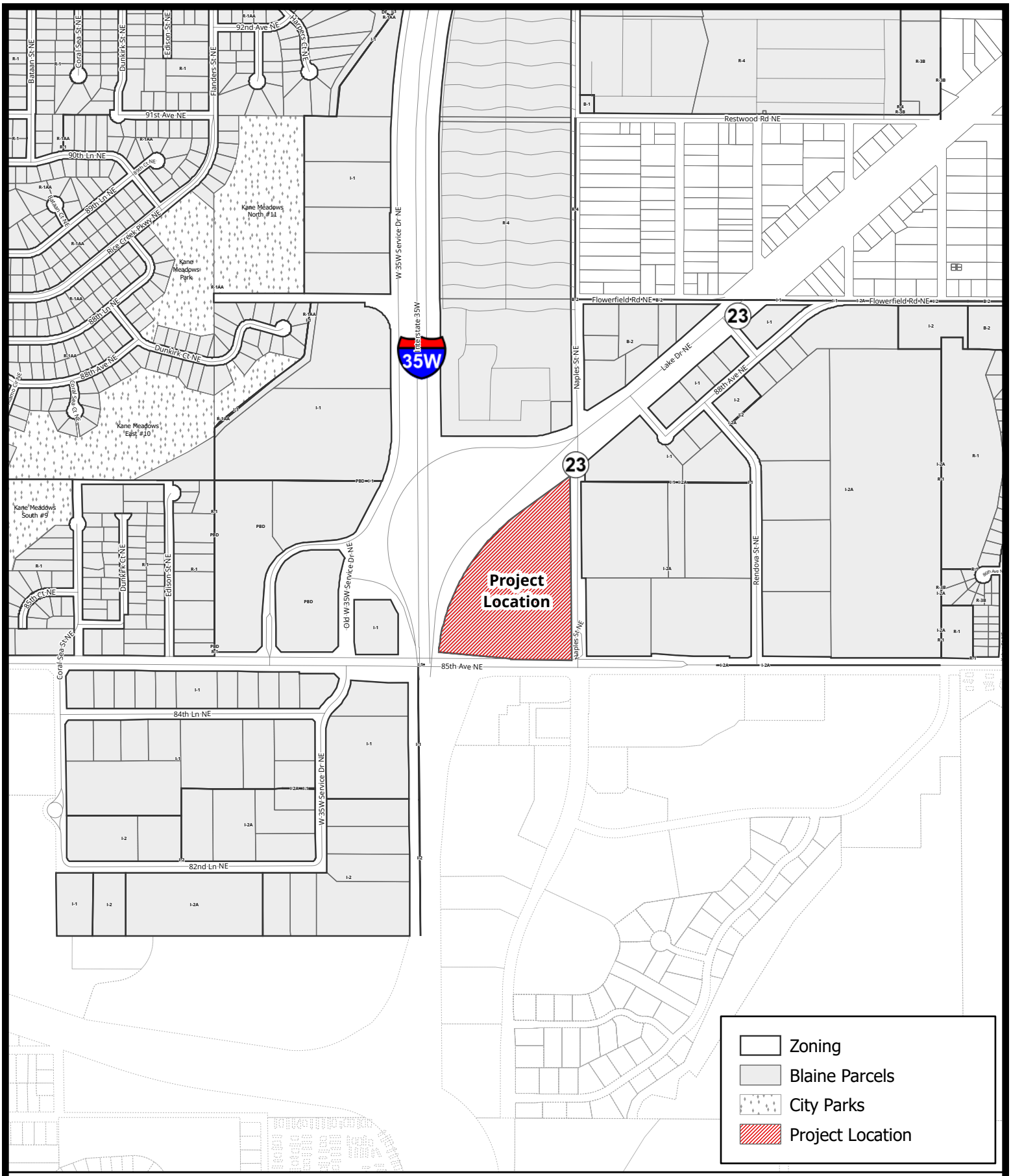
WHEREAS, the Blaine City Council has reviewed said case on April 6, 2026; and

WHEREAS, the criteria identified in Section 101-4 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per sections 101-4 and 133-8 of the zoning ordinance to allow a billboard up to 65 feet in height in a Heavy Industrial (I-2A) zoning district with the following conditions:

1. The installation of the support for the proposed billboard will not alter existing drainage patterns.
2. Conformance with the standards under 133-8 of the zoning code shall be demonstrated prior to issuance of a permit for the 65-foot-tall billboard.

PASSED by the City Council of the City of Blaine this 6th day of April, 2026.



Case File No. 26-0006
Kenjoh Outdoor Advertising

BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

Kenjoh Outdoor Advertising LLC,
2801 E. Camelback Rd Suite 450
Phoenix AZ 85016
Tel: 937-935-4125
Dan@KenjohOutdoor.com
www.kenjohoutdoor.com

To: Blaine MN – CUP Application
From: Dan Nielsen (cell 937-935-4125)
dan@kenjohoutdoor.com

Kenjoh has received sign permit PL25-0054. Our current permit is for a 50 foot tall sign. However under code Sec 133-8 (c) 2 we can apply a CUP if our sign view would be blocked by MNDOT artificial structures. We feel our current location would indeed be blocked by the bridge (see image). Kenjoh is kindly requesting the height to be approved to 65 feet. For reference the similar sign across I-35 is 65 feet tall. Please see images and site line study below for reference.

The billboard shall have a maximum height of 50 feet above the elevation grade of the road to be read to, except that a sign between 50 feet and 65 feet in height may be allowed by conditional use permit, to enable the proposed sign to be fully seen over artificial structures, such as MnDOT sound walls, bridges, etc.

Thank you,

Dan Nielsen

NOTES

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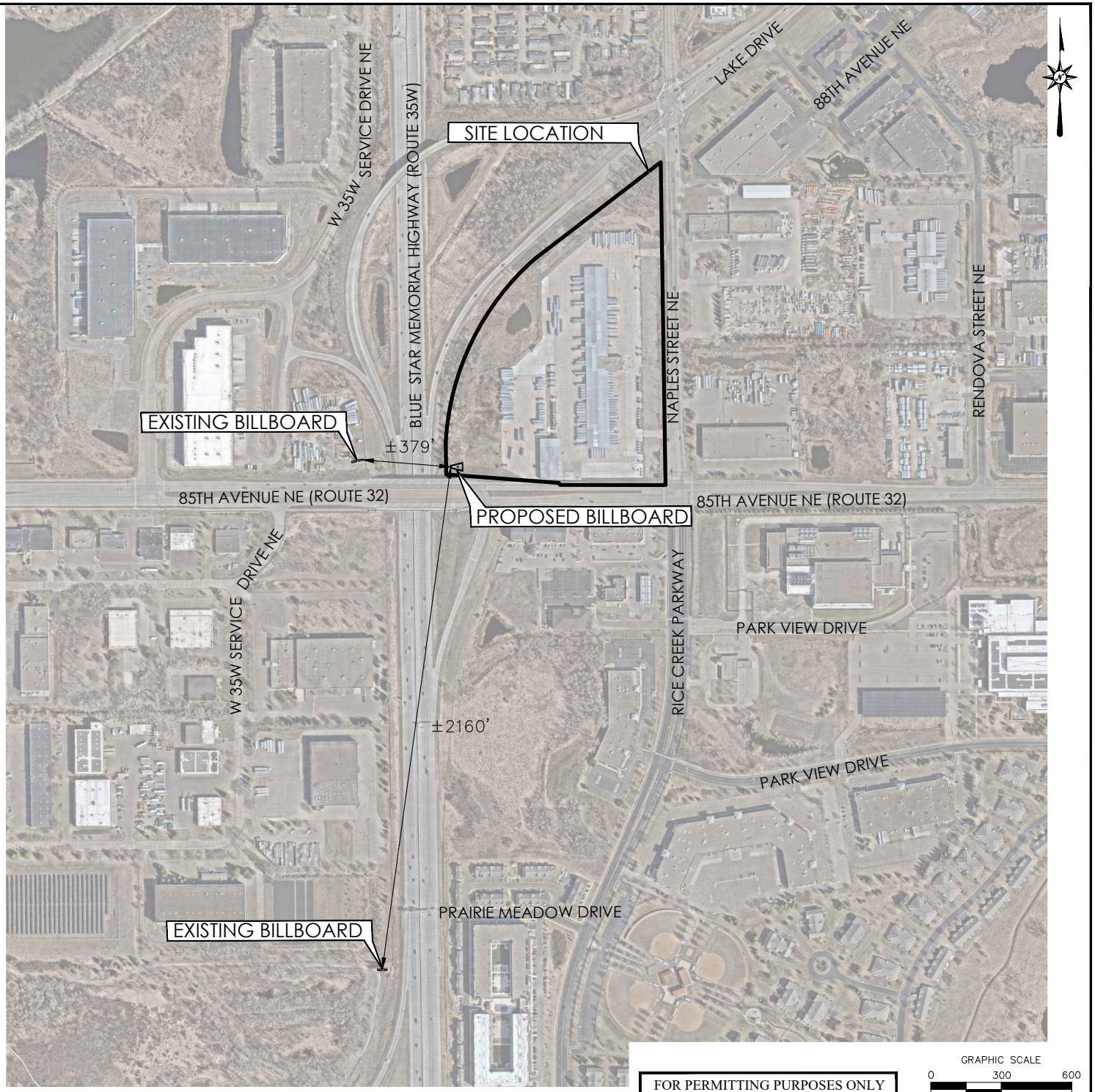

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Environmental
Land Surveying

BL Companies

100 Constitution Plaza, 10th Floor
Hartford, CT 06103
(860) 249-2200
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PROPOSED BILLBOARD
8500 NAPLES ST NE
BLAINE, MN 55449

REVISIONS

No.	Date	Desc.
1	10/16/2025	CLIENT REQUESTED CHANGES

Designed	G.C.
Drawn	G.C.
Reviewed	S.M.K.
Scale	1"=600'
Project No.	2501477
Date	06/02/2025

CAD File: EXH250147701

Title
VICINITY MAP

Sheet No.
EXH-1

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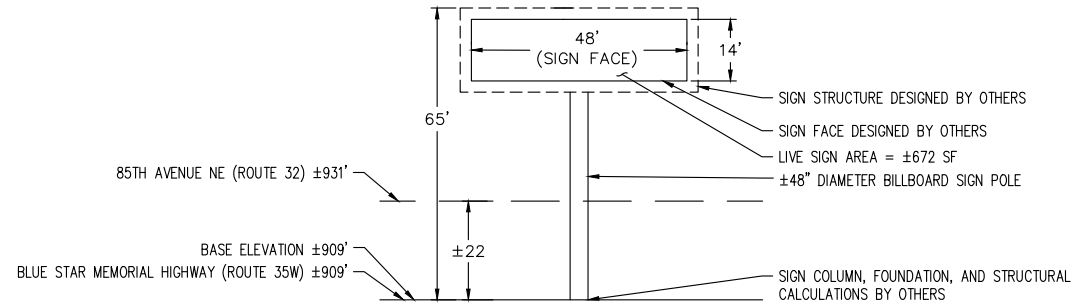

SIGN DETAIL

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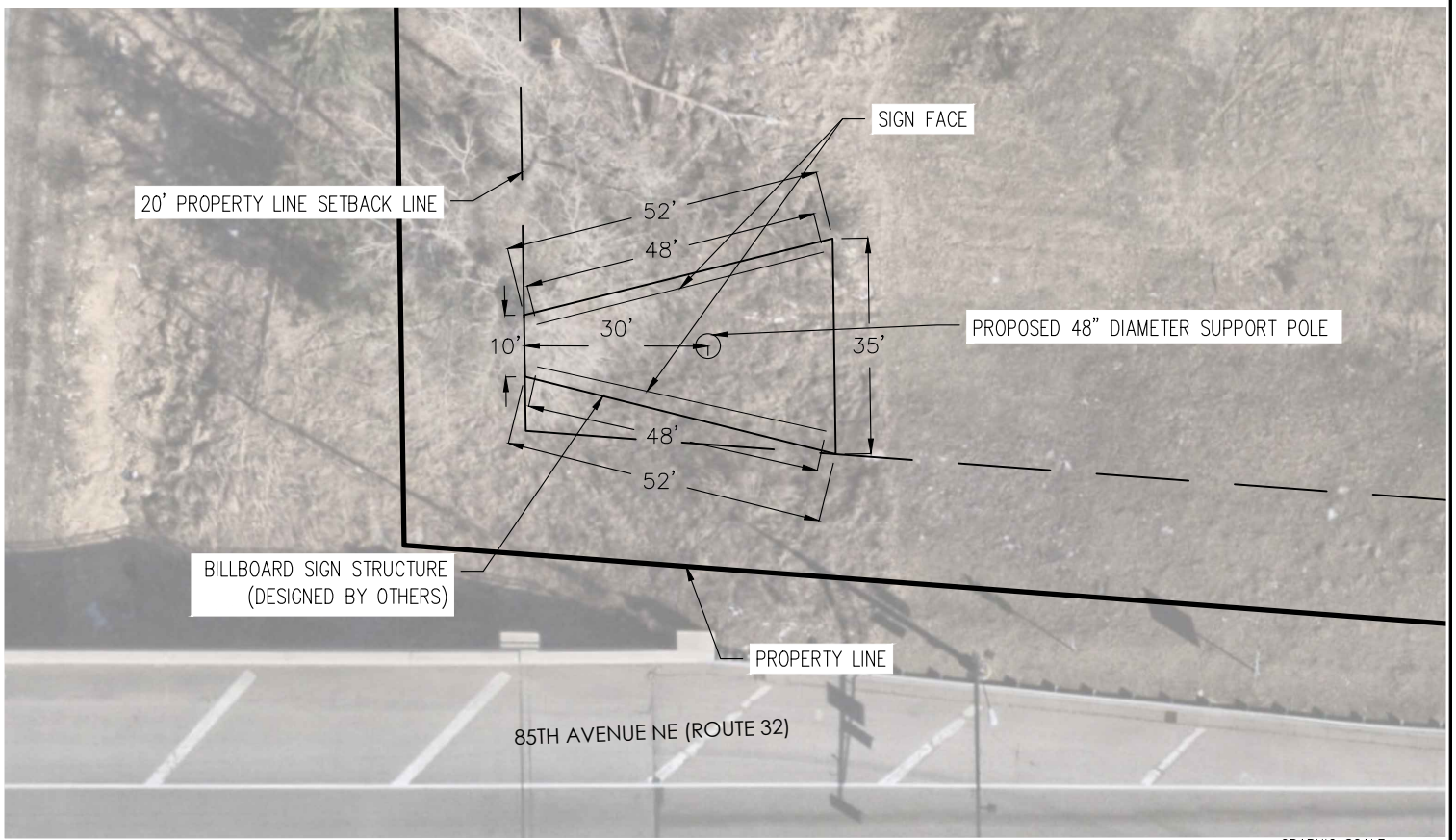

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Title
SIGN MAP

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EXH-2

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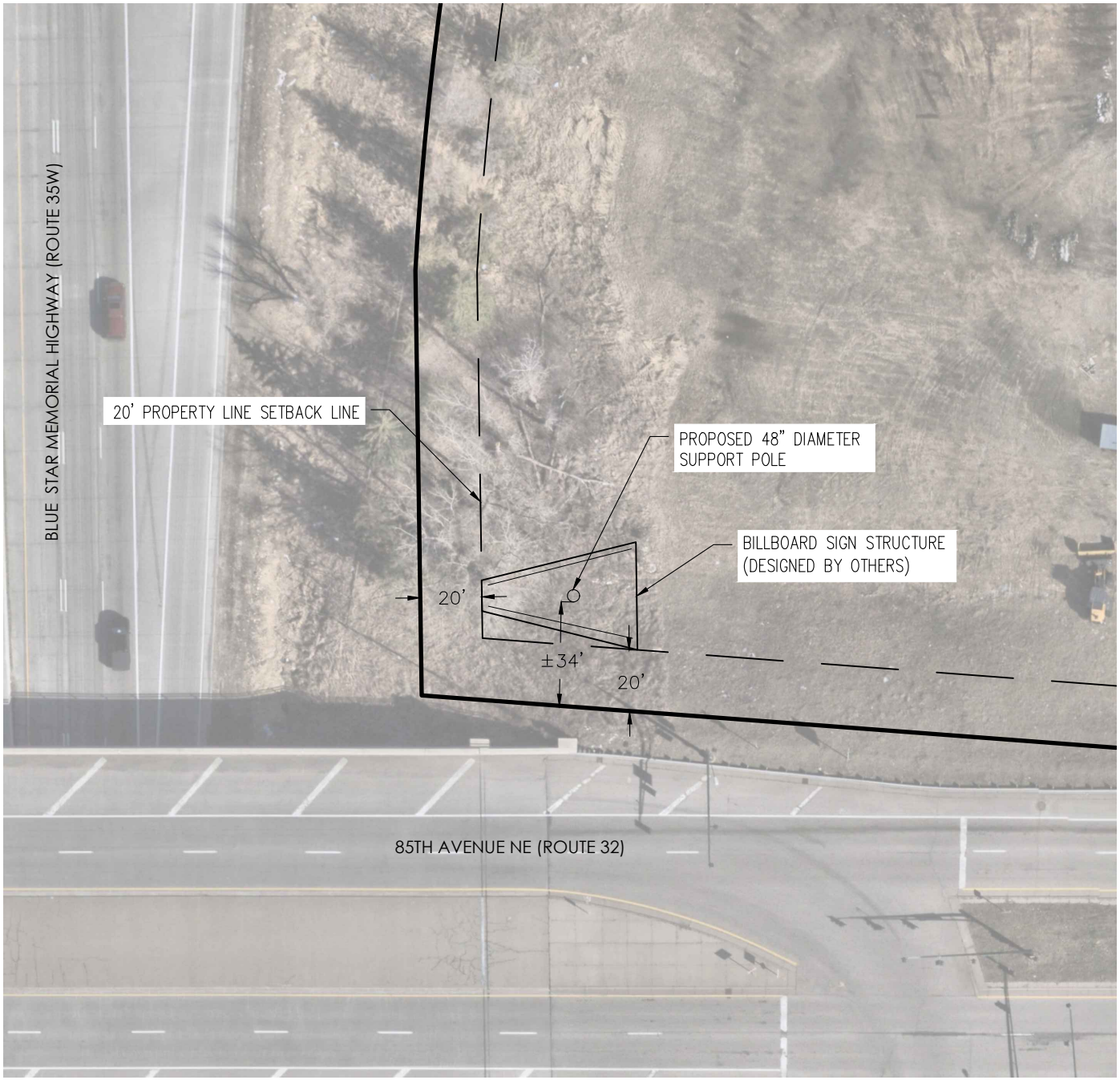

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CAD File: EXH250147701

Title
SITE MAP

Sheet No.
EXH-3

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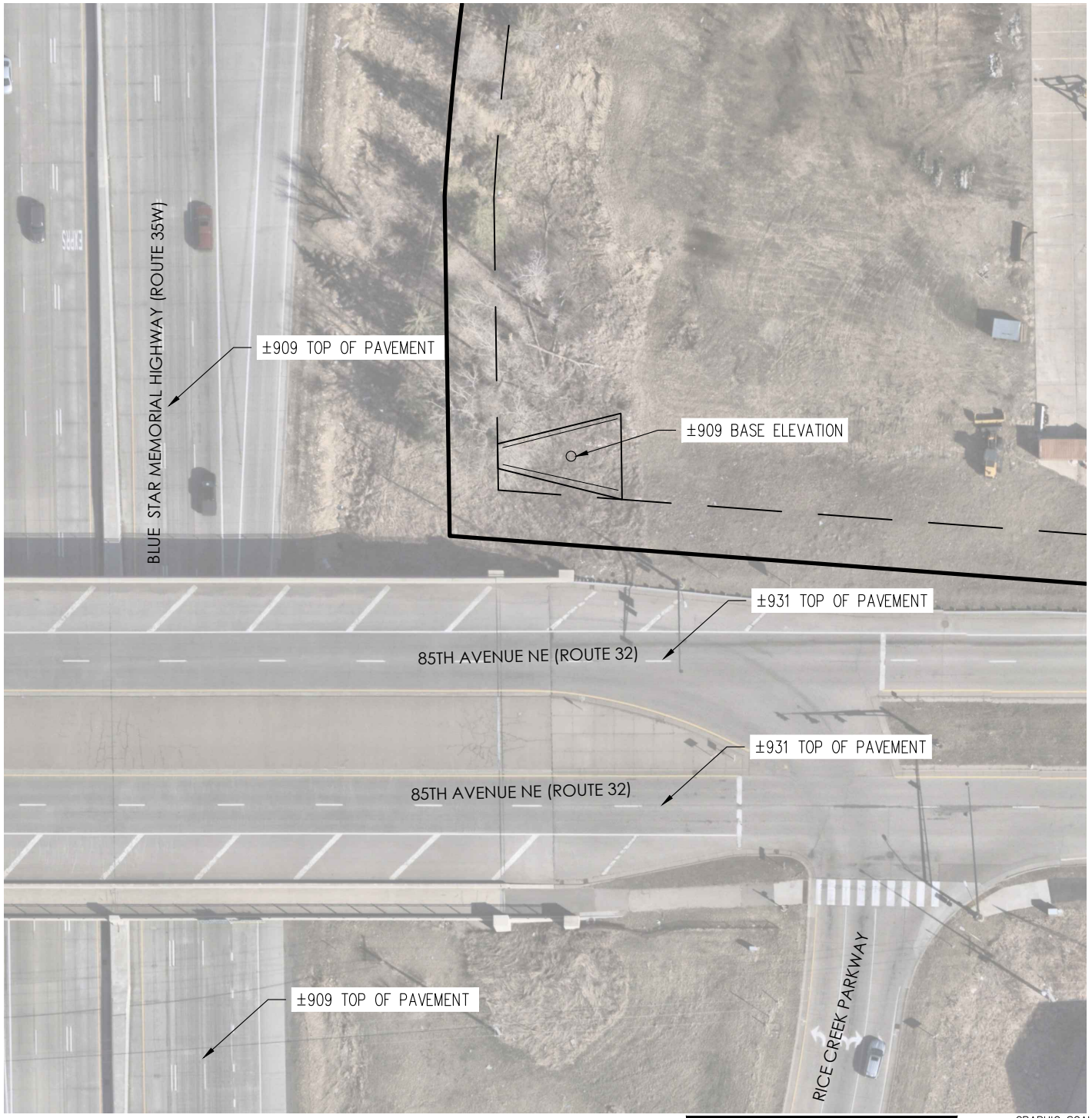
4. DETAILED UTILITY, DRAINAGE, AND CULVERT INFORMATION HAS NOT BEEN ESTABLISHED. ALL UTILITY INFORMATION TO BE FIELD VERIFIED.
5. INVESTIGATION INTO ALL LOCAL ZONING REGULATIONS WILL BE REQUIRED.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOM, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
7. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
9. BASE ELEVATIONS FROM GOOGLE EARTH ON 05/29/2025.
10. BEFORE CONSTRUCTION, CONTRACTOR TO CONFIRM UTILITY LOCATIONS WITH MN ONE CALL.



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
0 30 60
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL companies

100 Constitution Plaza, 10th Floor
Hartford, CT 06103
(860) 249-2200
(860) 249-2400 Fax

PROPOSED BILLBOARD
8500 NAPLES ST NE
BLAINE, MN 55449

REVISIONS
No. Date Desc.
10/16/2025 CLIENT REQUESTED CHANGES

Designed	G.C.
Drawn	G.C.
Reviewed	S.M.K.
Scale	1"=60'
Project No.	2501477
Date	06/02/2025

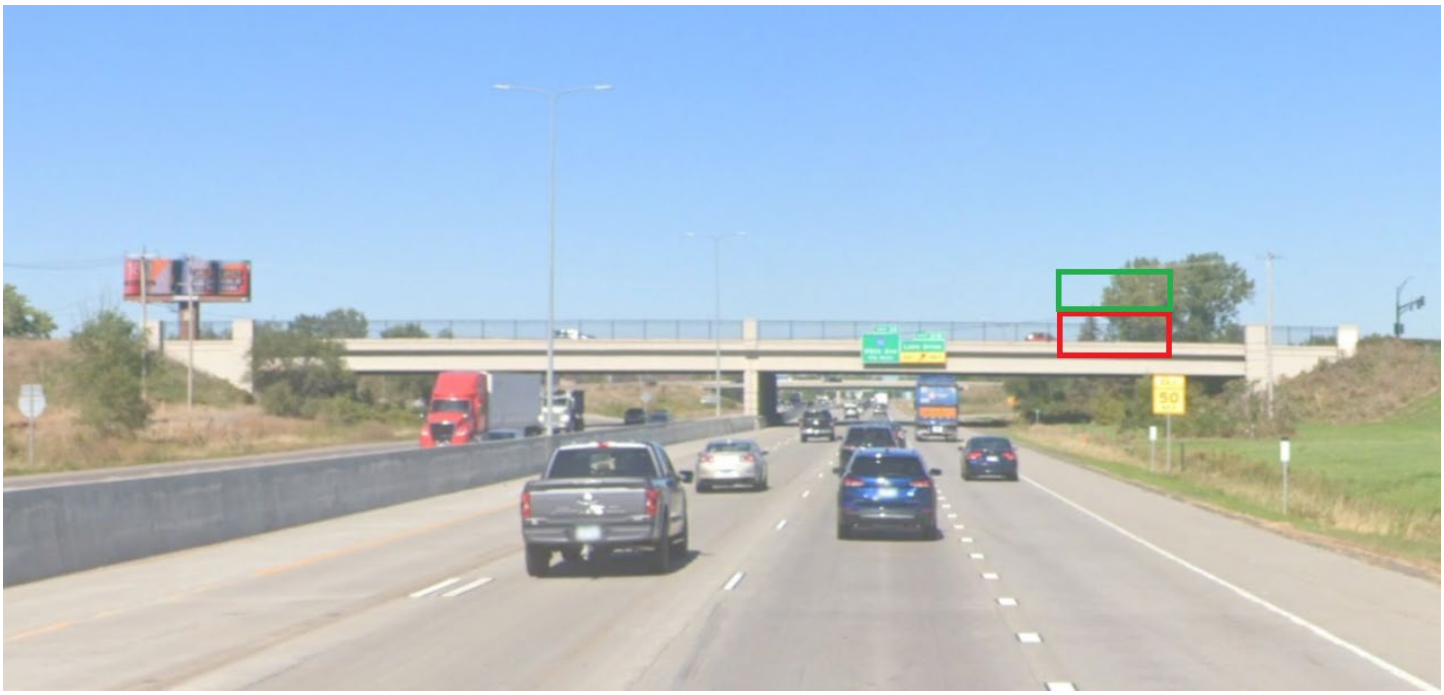
CAD File: EXH250147701

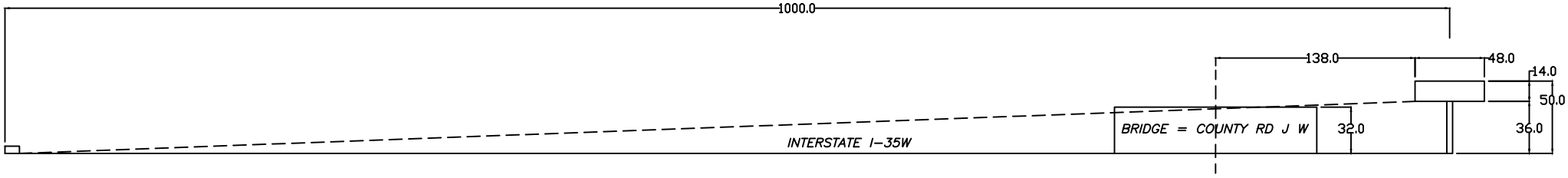
Title
ELEVATION MAP

Sheet No.
EXH-4

©2025 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

At a 50 foot height our sign would be similar to the red square graphic. At a 65 foot height our sign would be much more visible and comparable to the green square graphic.





DATE: 01/2026	
SCALE:	
DRAWN BY: DJN	
SHEET No. 1 OF 1	

SITE LINE STUDY

DWG NO. 55449-001

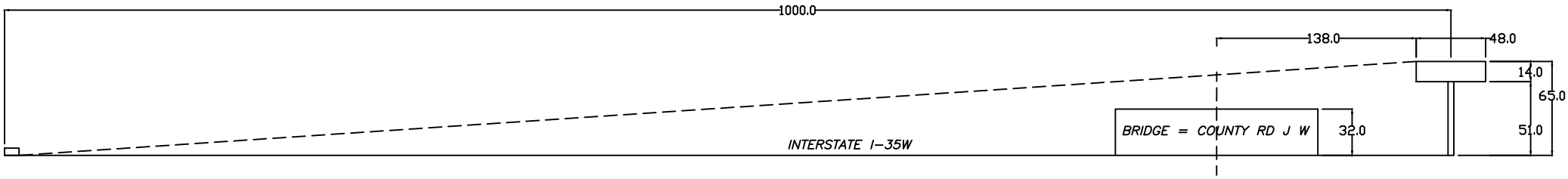
PREPARED BY

KENJOH OUTDOOR

BLAINE SITE LINE STUDY

BLAINE MN

DAN@KENJOHOUTDOOR.COM



DATE: 01/2026	
SCALE:	
DRAWN BY: DJN	
SHEET No. 1 OF 1	
	DAN@KENJOHOUTDOOR.COM

SITE LINE STUDY

PREPARED BY
KENJOH OUTDOOR

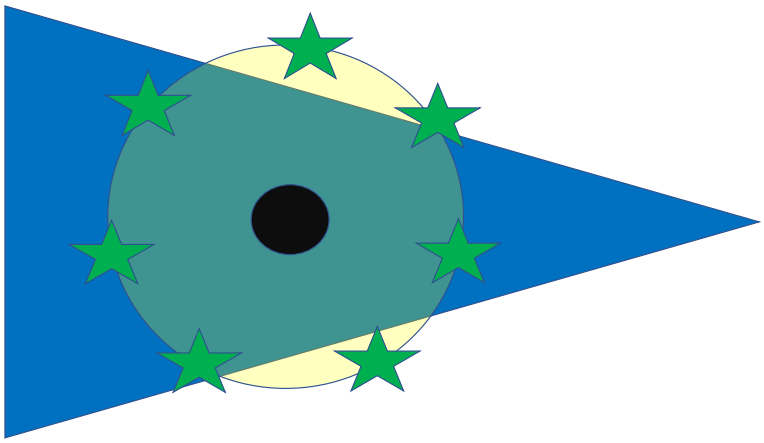
BLAINE SITE LINE STUDY
BLAINE MN

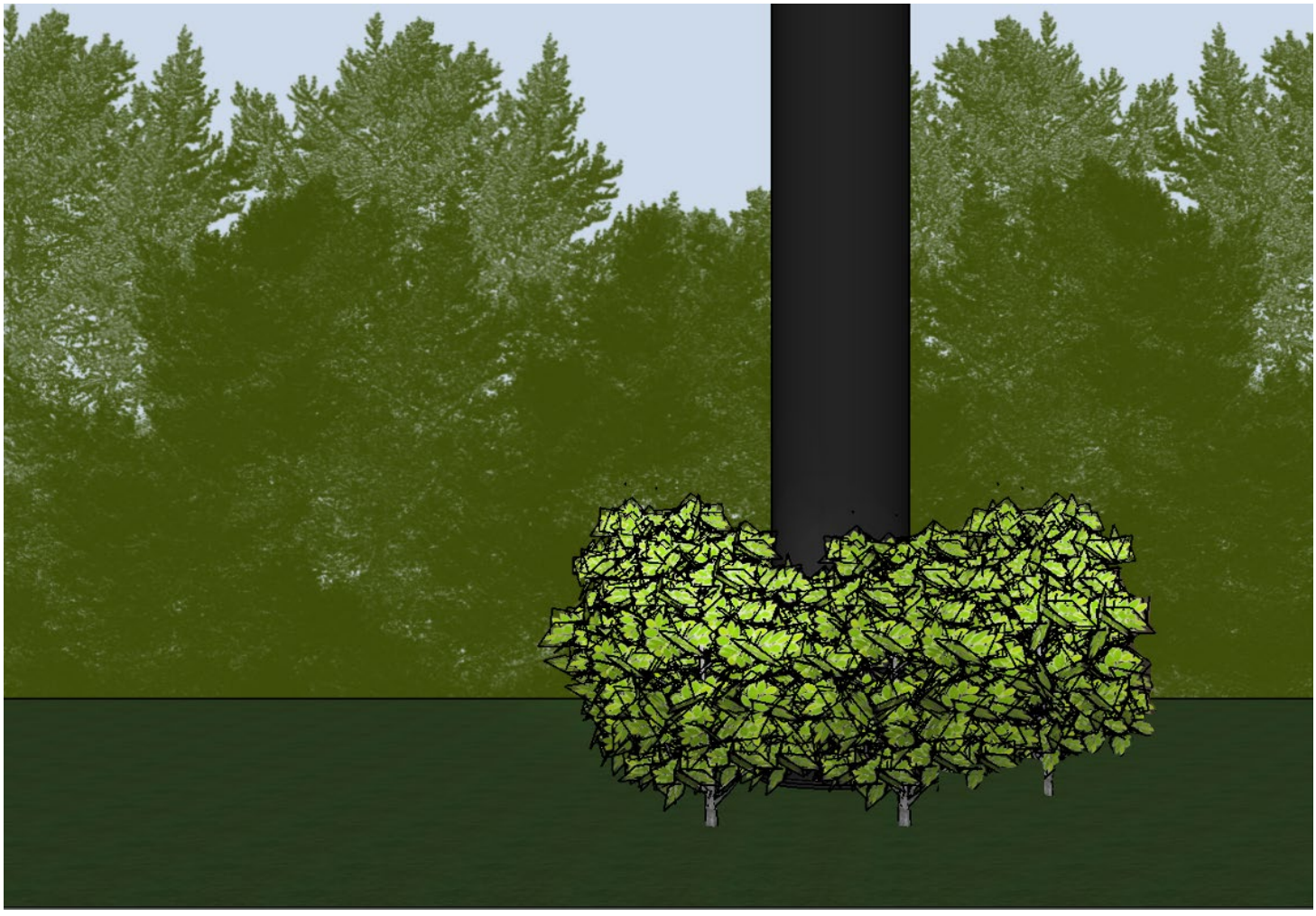
DWG NO.
55449-001

City of Blaine
KENJOH

Landscaping Plan

- Evergreen Trees
- Circular pattern around sign
- Trees 4 Ft apart
- Maintained at 4ft Height





City of Blaine
Planning Commission

March 10, 2026 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 10, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Geiselhart, Gorzycki, Halpern, Howard, Olson, Swanson, and Chair Goracke.

Members Absent: None.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Alex Koberoski, Assistant Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.2. 2026-64 Case File No. 26-0006 // Kenjoh Outdoor Advertising // 8500 Naples Street NE
The applicant is requesting a conditional use permit for a billboard up to 65 feet in height in a Heavy Industrial (I-2A) zoning district.
Sponsors: Alex Koberoski, Assistant Planner

The report to the planning commission was presented by Alex Koberoski, Assistant Planner. The public hearing for Case File 26-0006 was opened at 8:09PM.

John Travetta, Kenjoh Outdoor Advertising representative, explained he was available to answer questions from the planning commission. He reported the 50-foot billboard height was already approved by the city and state. He noted the sign was so close to the bridge, which led him to request an increased height which would closely align with the sign on the opposite side of the freeway. He was of the opinion the bridge was providing a hardship and

asked that the height variance be approved.

The public hearing was closed at 8:11PM.

Commissioner Gorzycki asked if this would be a traditional or digital billboard.

Mr. Travetta reported this would be a digital billboard.

Motion by Commissioner Howard to recommend approval of Planning Case 26-0006 based on the following conditions:

Case 26-0006:

1. **The installation of the support for the proposed billboard will not alter existing drainage patterns.**
2. **Conformance with the standards under 133-8 of the zoning code shall be demonstrated prior to issuance of a permit for the 65-foot tall billboard.**

Motion seconded by Commissioner Swanson. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the April 6, 2026 city council meeting.

City of Blaine
Staff Report

File Number: RES 26-46

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.3

Resolution Granting a Conditional Use Permit to Operate a Cannabis/Hemp Manufacturing Facility in a Heavy Industrial (I-2) Zoning District at 2161 107th Lane NE. Superior Molecular Inc. (Case File No. 26-0007/SLK)

Executive Summary

The applicant is proposing to operate a cannabis manufacturing facility. The business will occupy an existing building on 107th Lane NE.

Background

Planning Commission Public Hearing	03/10/26
City Council (Conditional Use Permit)	04/06/26
Action Deadline (60 Days)	04/10/26
Action Deadline (City Extended — 60 Days)	06/09/26

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer.

Evaluation of Request
Planning Analysis
Zoning
The property is zoned Heavy Industrial (I-2), which requires a Conditional Use Permit (CUP) for cannabis manufacturing.

Surrounding Zoning and Uses
All surrounding properties are zoned I-2 with existing industrial buildings.

Existing Conditions
The property includes an existing warehouse/office 8,500 sf building and a detached storage building in

the rear yard.

History
In 2025, the City Council approved a code amendment that allows cannabis manufacturing with a CUP in the I-2 zoning district.

No previous CUP approvals.

Site Plan
Superior Molecular formulates, blends, and packages lower potency hemp-derived products, including emulsions, beverages, and gummies for wholesale distribution to licensed businesses across Minnesota. Since 2019, the company has manufactured these products under Minnesota's hemp program and now seeks to transition to the adult-use market.

The applicant does not anticipate any exterior construction or structural modifications to the building. Any improvements will be limited to minor internal upgrades.

The facility employs five full-time staff, including production technicians, quality assurance personnel, and administrative staff. The company's core functions include:

- Receiving and securely storing cannabis raw materials and cannabinoid ingredients.
- Formulating and manufacturing cannabis emulsion ingredients for use in adult-use and lower-potency hemp edible.
- Manufacturing adult-use and lower-potency hemp edible products, including gummies and snack foods, under precise controls.
- Packaging and labeling finished goods for wholesale distribution to licensed lower-potency hemp edible wholesalers and retailers.

All operations are conducted in accordance with Minnesota OCM regulations governing Microbusinesses and Cannabis Product Manufacturing.

Superior Molecular operates during regular business hours, Monday through Friday, 8AM to 4PM.

The site will maintain a security and monitoring system consistent with OCM requirements and best practices for controlled manufacturing environments.

- High-definition cameras are installed throughout production, storage, and entry areas.
- Alarm systems with motion and access sensors are monitored 24/7 by a third-party security provider.
- Entry to production and storage areas is restricted to authorized personnel via keycode access.
- All materials and products are stored in secure, locked rooms when not in use.
- Security protocols are reviewed and updated regularly, and staff receive periodic training in facility safety, incident response, and product tracking procedures.

Parking
The applicant provided a parking needs analysis indicating that 5 spaces would be needed to meet his employees' parking needs and 15 stalls required by the zoning ordinance. The site has 18 parking

spaces, which exceeds the amount needed for the warehousing, manufacturing and office needs on site.

Engineering Analysis

Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed development will utilize the existing utilities into the building. No new connections are proposed.

Wetlands/Watershed/FEMA

There are no known wetland areas on the property. There are no FEMA flood plain on the property. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the existing parking area. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

The developer will need to obtain any and all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Conditional Use Permit

A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 101-4 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
    - The use will not create additional burden on public facilities or utilities. The business is situated in an area consisting of industrial and office-warehouse facilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
    - The use is compatible with surrounding heavy industrial uses. The business is located in an existing and established industrial park occupied by industrial and office warehouse facilities. The exterior design of the building is not being changed.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.

    - The exterior appearance of the building and parking areas is not being changed and will not have an adverse effect upon adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
    - The use is consistent with the purpose of the I-2 zoning district to allow heavy industrial uses ranging from small to large scale industry and related services, including outdoor uses and storage.
6. The use shall not be in conflict with the comprehensive plan of the City.
    - The use is consistent with the HI land use designation.
7. The use will not cause traffic hazards or congestion.
    - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
    - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List
Zoning and Location Map
Site Plan
Floor Plan
Narrative
Unapproved Planning Commission Minutes 3/10/26

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. No one spoke at the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes

City of Blaine

Signature Copy

Resolution: RES 26-46

Resolution Granting a Conditional Use Permit to Operate a Cannabis/Hemp Manufacturing Facility in a Heavy Industrial (I-2) Zoning District at 2161 107th Lane NE. Superior Molecular Inc. (Case File No. 26-0007/SLK)

WHEREAS, an application has been filed by Superior Molecular, Inc. as Conditional Use Permit Case File No. 26-0007; and

WHEREAS, said case involves the property described as follows:

Lot 11, Block 2, Radisson Industrial Park

WHEREAS, the Blaine Planning Commission held a public hearing on March 10, 2026, and recommended approval regarding said conditional use permit; and

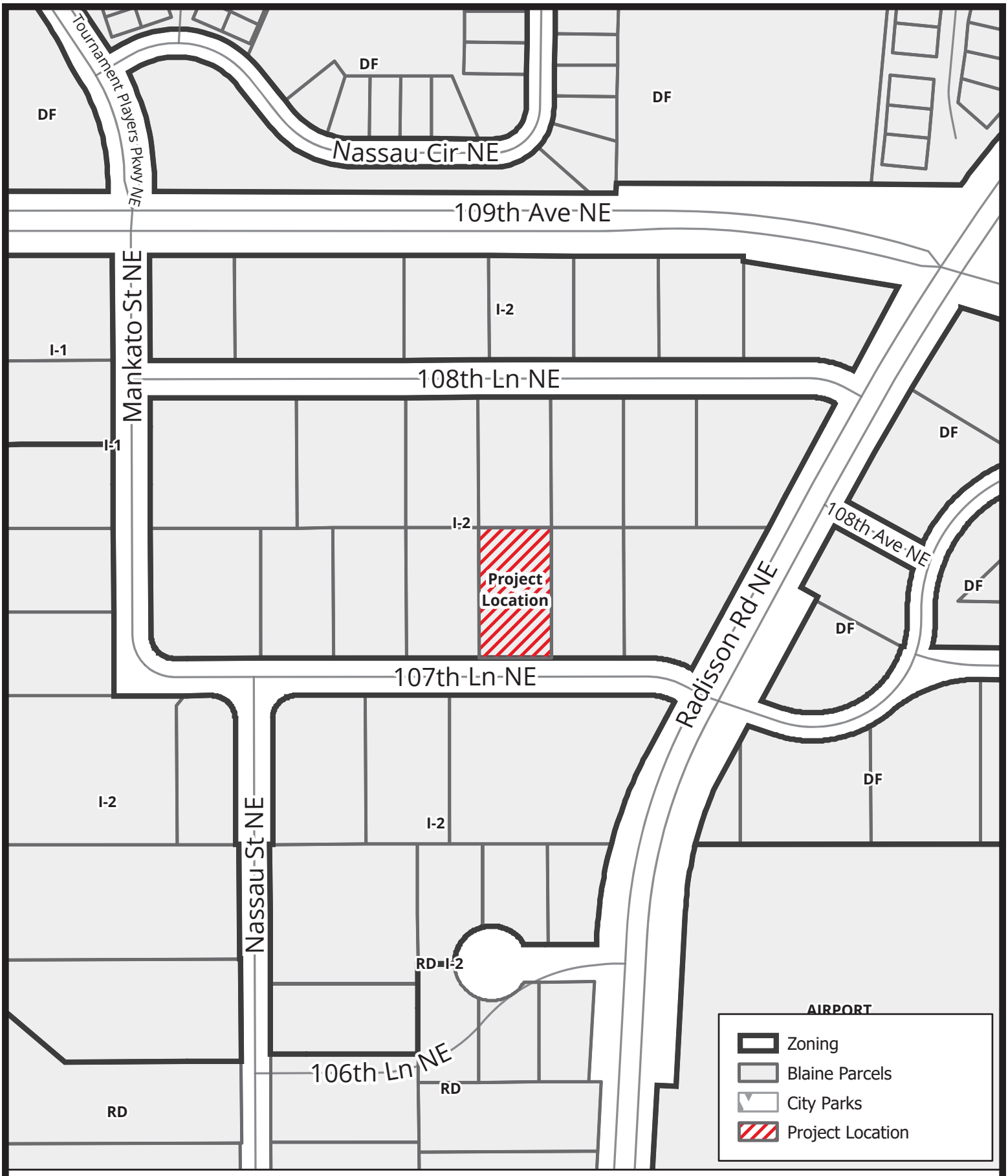
WHEREAS, the Blaine City Council has reviewed said case on April 6, 2026; and

WHEREAS, the criteria identified in Section 101-4 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 101-4 and 121-100 (26) of the zoning ordinance to operate a cannabis manufacturing facility in a Heavy Industrial (I-2) zoning district with the following conditions:

1. A state license for cannabis manufacturing is required prior to occupying the site.
2. The retail sale of cannabis/hemp products is prohibited on site.
3. No outside storage is permitted on site without a Conditional Use Permit (CUP) amendment.
4. A building permit will be required prior to work on site.
5. The applicant must obtain a certificate of occupancy from the City prior to occupying the building.
6. If five (5) odor complaints are received by the City within any given calendar year, an odor mitigation plan must be submitted to the City within 30 days from written notice by the City. The mitigation plan must be approved by the City Council.

PASSED by the City Council of the City of Blaine this 6th day of April, 2026.



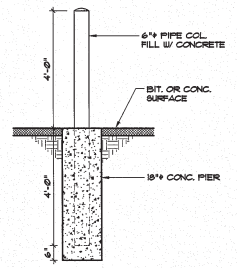
Case File No. 26-0007
Superior Molecular

0 0.02 0.04 0.07 Miles

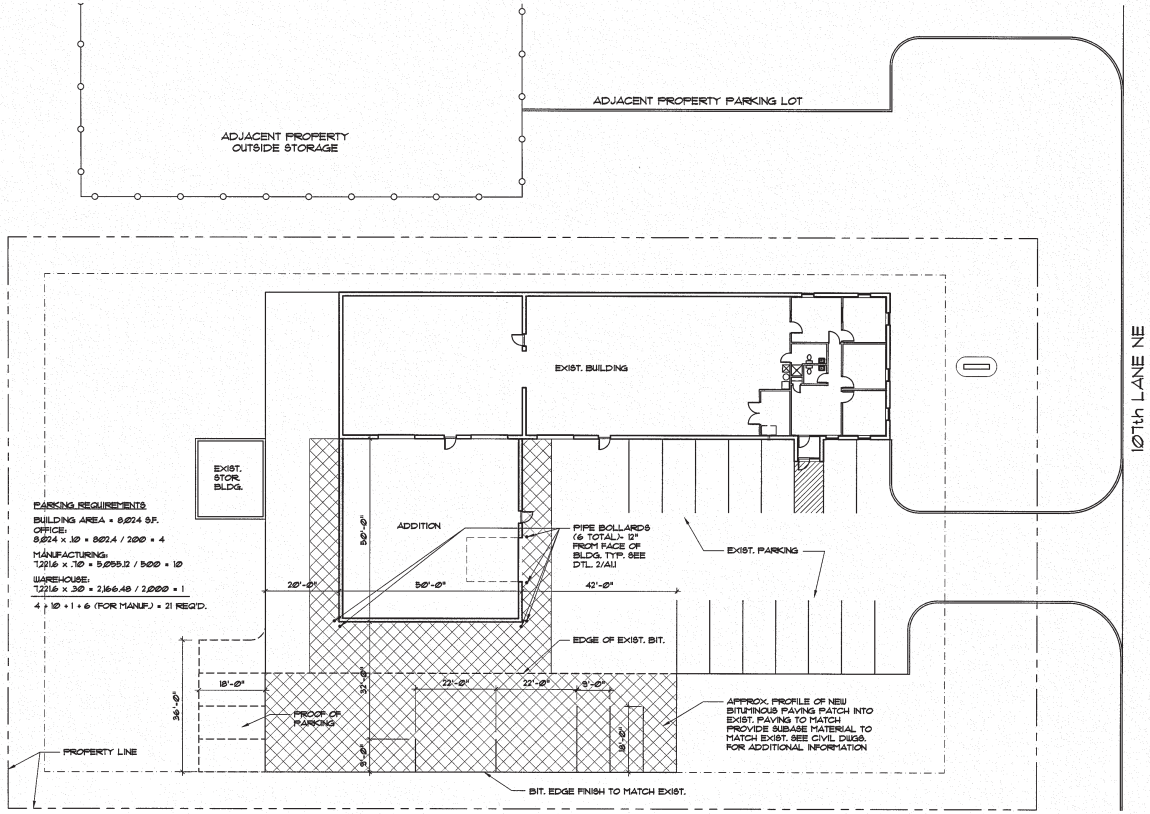
Scale: 1:3,201

BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



2/A1 PIPE BOLLARD DETAIL
1/2"=1'-0"



1/A1 SITE PLAN
1/16"=1'-0"

NOTE:
REPAIR ALL DAMAGED SOD WITH NEW SOD OR SEED AS NECESSARY

Rosa Architectural Group Inc.

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165

ADDITION TO AGGRESSIVE ENGINEERING

2161 107th LN NE
BLAINE, MN

CLASSIC CONSTRUCTION

PH: 763-434-8870
18542 ULYSSES ST. NE
EAST BETHEL, MN

Larson Engineering
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 Fax: 651.481.9201
www.larsonengr.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME_____
SIGNATURE _____
DATE_____ REG. NO._____

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

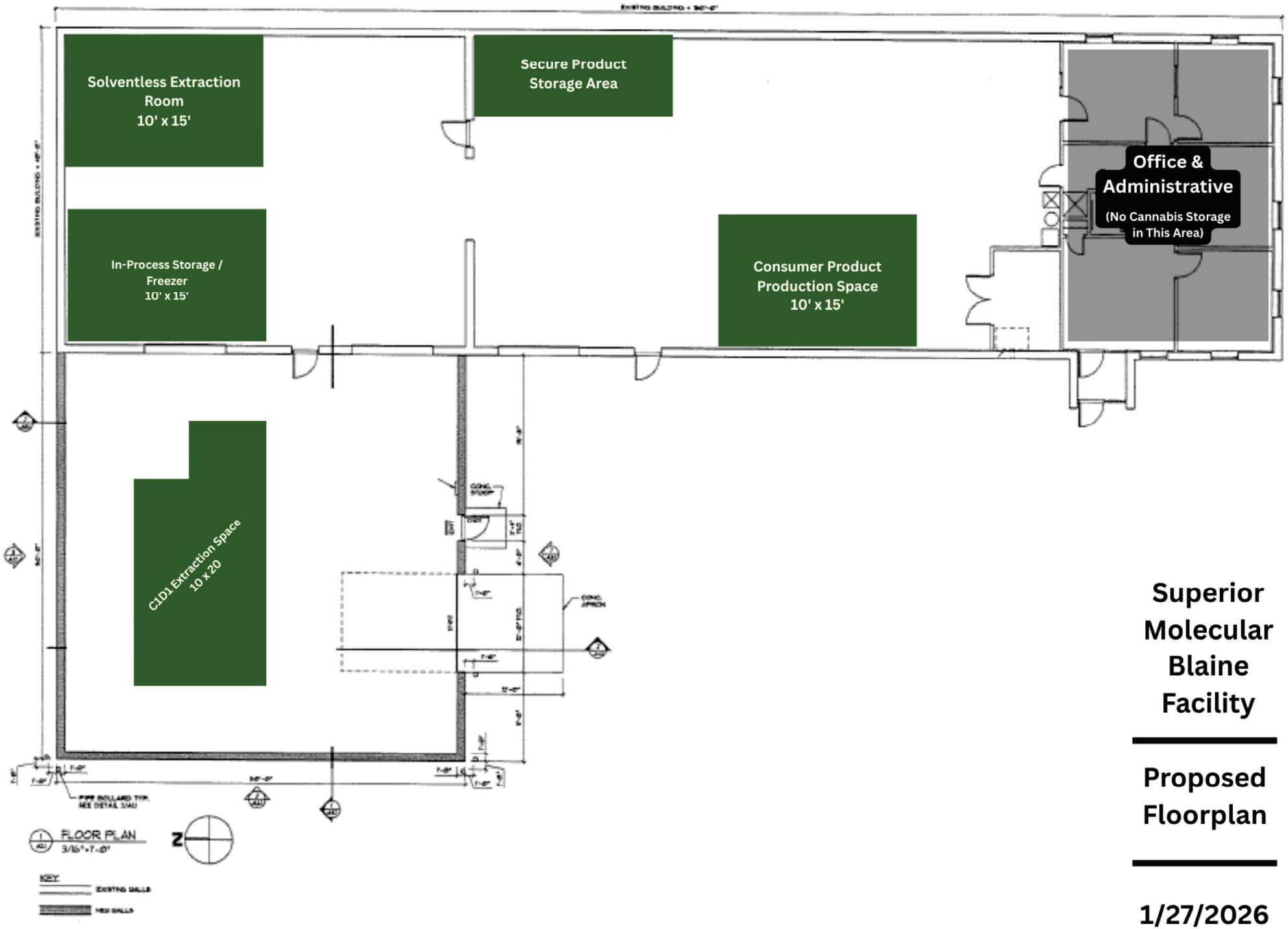
PRINT NAME: RUSSELL R. ROSA
SIGNED: Russ Rosa
DATE: 11/8/13 REG. NO. 18039

PROJECT NUMBER:	21333
DATE:	NOVEMBER 8, 2013
DRAWN BY:	KF
CHECKED BY:	RR
REVISIONS:	

SITE PLAN

A1.1

© COPYRIGHT 2013 ROSA ARCHITECTURAL GROUP



Superior Molecular Blaine Facility

Proposed Floorplan

1/27/2026

Conditional Use Permit Narrative

Superior Molecular, Inc.
4459 White Bear Parkway, White Bear Lake, MN 55110
Proposed New Location: 2161 107th Lane NE, Blaine, MN 55449
www.superiormolecular.com

Contents

Conditional Use Permit Narrative 1

1. Summary of Project 1
2. Existing Facility 2
3. Facility Build-Out 3
4. Parking 3
5. Business Operation 3
6. Manufacturing Operation 4
7. Environmental Plan 4
8. Conditional Use Permit Conditions 4
9. Security Management Plan 5
10. Floorplan of Superior Molecular 6

1. Summary of Project

Superior Molecular Inc., a Minnesota corporation ("Applicant"), respectfully submits this Conditional Use Permit Narrative in support of its application to operate a Cannabis Manufacturing Facility in the City of Blaine. The proposed use is consistent with state and local zoning requirements and will operate in compliance with all rules established by the Minnesota Office of Cannabis Management (OCM).

Superior Molecular formulates, blends, and packages lower potency hemp-derived products, including emulsions, beverages, and gummies for wholesale distribution to licensed businesses across Minnesota. Since 2019, the company has manufactured these products under Minnesota's hemp program and now seeks to transition to the adult-use market.

The facility is located within an existing 8,500-square-foot industrial (I-2 Heavy Industrial) building. The site is well-suited for this use due to its prior and ongoing role as a research, development, and manufacturing facility.

Applicant requests a Conditional Use Permit to operate a Cannabis Manufacturing Facility on land owned by Applicant, described below:

The property is roughly 1 acre and is zoned I-2 Heavy Industrial. The APN/Parcel ID is 21-31-23-21-0012. Legal description available upon request.

This location was selected due to its existing build-out as an existing manufacturing facility, owned and leased from JTKRE, LLC. No retail sales or customer traffic will occur on site. The operation is strictly business-to-business manufacturing.

2. Existing Facility

The Applicant's facility is located within an existing heavy-industrial single-tenant building at 2161 107th Lane NE, owned and managed by the JTKRE, LLC. The surrounding area includes light manufacturing, fabrication, warehousing, contracting trades, and other low-impact commercial uses.

The building totals approximately 8,500 square feet, contains adequate loading, ventilation, and electrical capacity, and is designed for clean, controlled manufacturing environments.

The building was constructed in two phases (1985 and 2014) and totals approximately 8,500 square feet. It includes office, research, production, and warehouse with adequate loading, ventilation, and electrical capacity. It is designed for clean, controlled manufacturing environments.

This facility meets all life-safety requirements, including sprinklers, egress paths, and ADA-accessible amenities. This suite includes a secure cannabis storage area in a locked, restricted-access inventory room.

3. Facility Build-Out

As an established operation, Superior Molecular does not anticipate any exterior construction or structural modifications to the building. Any improvements will be limited to minor internal upgrades, which will include: non-structural interior partitions, NSF-rated equipment installation, and minor electrical improvements to support production equipment.

Importantly, no exterior construction is required, and aside from minor security updates, no structural changes will be made. No changes to the building footprint or site layout will occur.

All improvements will comply with Blaine building permits, fire code, and OCM microbusiness facility standards.

4. Parking

The property currently provides ample parking consistent with zoning requirements, offering approximately ample parking spaces. Superior Molecular operates with five (5) full-time employees and does not expect increased traffic beyond existing levels.

Because the company conducts wholesale manufacturing only, the facility does not serve retail customers, and all shipments are coordinated with licensed business partners via scheduled deliveries. As such, no additional parking or traffic control measures are necessary.

5. Business Operation

Superior Molecular operates during regular business hours, Monday through Friday, 8:00 a.m. to 4:00 p.m.

The facility employs five full-time staff, including production technicians, quality assurance personnel, and administrative staff. The company's core functions include:

- Receiving and securely storing cannabis raw materials and cannabinoid ingredients;
- Formulating and manufacturing cannabis emulsion ingredients for use in adult-use and lower-potency hemp edibles;
- Manufacturing adult-use and lower-potency hemp edible products, including gummies and snack foods, under precise controls; and,
- Packaging and labeling finished goods for wholesale distribution to licensed lower-potency hemp edible wholesalers and retailers.

All operations are conducted in accordance with Minnesota OCM regulations governing Microbusinesses and Cannabis Product Manufacturing. Superior Molecular is committed to maintaining the highest standards of product quality, consistency, and consumer safety.

6. Manufacturing Operation

Superior Molecular's manufacturing operation will include the production of adult-use cannabis concentrates, vaporizable oils, and infused edible products, utilizing both non-volatile and volatile extraction methods in full compliance with Minnesota OCM regulations, state fire code, and all applicable local building and safety requirements.

- Vaporizable Products: filled and capped vape cartridges, high-terpene extract blends, rosins, and distillate-based vaporizer formulations.
- Water-Soluble Cannabinoid Emulsion Ingredients: concentrated cannabinoid formulations designed for beverage and edible manufacturing partners.
- Lower-Potency Hemp Edibles: consistent, small-batch products that comply with OCM limits for THC content and serving size.

All production activities are conducted in closed, food-safe systems using good manufacturing practices. Each batch is tracked from raw material receipt through finished product testing using a documented batch tracking system.

7. Environmental Plan

Superior Molecular prioritizes environmental stewardship and sustainable operation.

Water and Waste Management: The facility will utilize efficient systems and closed-loop water processes where possible to minimize waste. All wastewater is disposed of in accordance with municipal regulations. Non-hazardous waste, such as packaging materials, is recycled whenever possible.

Energy Efficiency: The company employs LED lighting, programmable thermostats, and energy-efficient manufacturing equipment.

Chemical Handling and Safety: The facility maintains a Hazardous Materials Management Plan that includes secure storage of cleaning and sanitation supplies, staff training on Safety Data Sheets (SDS), and periodic internal audits to ensure environmental compliance.

This manufacturing operation has no negative environmental impact beyond typical light-industrial food production.

8. Conditional Use Permit Conditions

Superior Molecular believes its proposed use satisfies all relevant conditional use standards under Chapter 27.04 – Conditional Use Permit.

Consistency with Comprehensive Plan: The City's 2040 Comprehensive Plan promotes diverse business opportunities, local employment, and sustainable economic growth. Superior Molecular's operations align with these goals by supporting Minnesota's regulated cannabis economy and providing stable, skilled employment in Blaine.

Compatibility with Existing and Future Land Uses: The business is situated within an I-2: Heavy Industrial area and complements nearby operations. No exterior changes are proposed, and activities are consistent with the existing character of the Blaine heavy industrial area.

Public Services and Infrastructure: The operation requires no additional public services or infrastructure upgrades. Utility usage will remain consistent with current levels.

Traffic and Parking: Traffic impacts will be minimal. Deliveries are scheduled during business hours, and no retail sales occur on site. Existing parking accommodates all staff and occasional visitors.

Property Values: The proposed use will not negatively affect surrounding property values. The business maintains a clean, professional facility and has established a strong reputation as one of the oldest cannabis companies in Minnesota for safety, compliance, and innovation.

9. Security Management Plan

Superior Molecular maintains a robust security and monitoring system consistent with OCM requirements and best practices for controlled manufacturing environments.

- High-definition cameras are installed throughout production, storage, and entry areas.
- Alarm systems with motion and access sensors are monitored 24/7 by a third-party security provider.
- Entry to production and storage areas is restricted to authorized personnel via keycode access.
- All materials and products are stored in secure, locked rooms when not in use.
- Security protocols are reviewed and updated regularly, and staff receive periodic training in facility safety, incident response, and product tracking procedures.

Through these measures, Superior Molecular ensures that its operations remain safe, compliant, and respectful of community standards.

For the reasons described above, Superior Molecular Inc. respectfully requests approval of its Conditional Use Permit to begin operating as a Cannabis Manufacturing Facility at 2161 107th Lane Northeast. The business aligns with the City's comprehensive land-use goals, strengthens local economic activity, and operates with professionalism, safety, and environmental care.

City of Blaine
Planning Commission

March 10, 2026 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 10, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Geiselhart, Gorzycki, Halpern, Howard, Olson, Swanson, and Chair Goracke.

Members Absent: None.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Alex Koberoski, Assistant Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.3. 2026-73 Case File No. 26-0007 // Superior Molecular // 2161 107th Lane NE
The applicant is requesting a conditional use permit to operate a cannabis/hemp manufacturing facility in a Heavy Industrial (I-2) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 26-0007 was opened at 8:14PM.

Tanner Barris, Superior Molecular, discussed the work his company does in the hemp edible space. He reported his company was looking to move into the adult use cannabis space and noted the proposed facility would not have any retail space. He indicated the space would have five employees. He was committed to operating responsibly and complying with all state and local regulations.

The public hearing was closed at 8:16PM.

Chair Goracke asked if the facility would have something installed to capture odor.

Mr. Barris described the close-looped process that would be followed, noting he did not want there to be any smell emitted from the facility. He explained he has been operating in White Bear Lake, conducting the same type of processing, for the past eight years, and he has not had any odor complaints.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 26-0007 based on the following conditions:

Case 26-0007:

1. **A state license for cannabis manufacturing is required prior to occupying the site.**
2. **The retail sale of cannabis/hemp products is prohibited on site.**
3. **No outside storage is permitted on site without a Conditional Use Permit (CUP) amendment.**
4. **A building permit will be required prior to work on site.**
5. **The applicant must obtain a certificate of occupancy from the City prior to occupying the building.**
6. **If five (5) odor complaints are received by the City within any given calendar year, an odor mitigation plan must be submitted to the City within 30 days from written notice by the City. The mitigation plan must be approved by the City Council.**

Motion seconded by Commissioner Geiselhart. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the April 6, 2026 city council meeting.

City of Blaine
Staff Report

File Number: RES 26-42

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.4

Resolution Granting a Comprehensive Plan Amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR) at 3700 and 3900 125th Avenue NE. Pulte Group (Ravenwood) (Case File No. 25-0056/SLK)

Executive Summary

The applicant is requesting a comprehensive land use plan change from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR) for approximately 83 acres at 3700 and 3900 125th Avenue.

Background

Planning Commission (Public Hearing)	02/10/26
City Council (Comp Plan Amendment)	04/06/26
Action Deadline	05/13/26

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Comprehensive Plan Amendment
Section 101-3 Criteria for granting zoning/comprehensive plan amendments:
The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City.

When a change to a city's Comprehensive Guide Plan is requested, it is the city's responsibility to determine if the change is in the best long-range interests of the city. The standard of review of a city's action in approving or denying a Comprehensive Guide Plan amendment is whether there exists a rational basis. A rational basis standard has been described to mean having legally sufficient reasons

supportable by the facts which promote the general health, safety and welfare of the city.

Surrounding Zoning and Uses
North, West, and South - Vacant land, single-family homes and wetlands zoned Farm Residential (FR).
East - Zoned Town Commercial (B-5), and currently vacant.

Evaluation of Request
Planning Analysis
Current and Proposed Land Use
The majority of the property is guided Low Density Residential (LDR) with a small portion guided Planned Industrial/Planned Commercial (PI/PC). The applicant proposes a comprehensive plan amendment for the whole site to L-MDR.

The proposed land use designation is consistent with the adjacent residential properties and the addition of L-MDR is an appropriate land use to be located adjacent to existing commercial land use. The L-MDR zoning district allows for twin homes.

Current Zoning
The property is currently zoned FR. The FR district is intended for areas where urban services are not presently available. In order to develop, a rezoning is necessary.

Proposed Zoning
The Development Flex (DF) District is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this subpart. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing said owner's property with greater flexibility in land uses, and at the same time, protect the interest of surrounding properties in the following ways:

(1) By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls.
(2) By permitting a combination of housing types and style, including single-family, two-family, and multiple-family dwellings, with the exception of manufactured homes.
(3) By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments.
(4) By allowing for any type of ownership, private, condominium, or rental.
(5) By allowing flexibility in setback and height restrictions.
(6) By allowing nonresidential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such nonresidential uses will enhance the character, amenities, and convenience of those who live in the proposed development.
(7) By providing an efficient use of land resulting in more cost-efficient installation of utilities, streets, and other facilities.
(8) By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas.
(9) By contributing to the tax base of the community without making undue demands on the community service.
(10) By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the city zoning regulations and subdivision ordinance, while, at

the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the city and its inhabitants.

Land Use Designation
Most of the property is designated as LDR and allows 2.5–6 units per acre, and an approximately 12 acre area in the northeast corner of the property has a PI/PC land use. However, LDR and PI/PC do not allow townhomes. Therefore, the applicant is requesting a land use destination of L-MDR to allow townhomes, but still allow a density of 3.1 units per acre.

Existing Conditions
The three subject properties are a total of approximately 83 acres and have an existing single-family home with accessory buildings on the two western parcels. The larger eastern parcel has accessory buildings located on the parcel. The site has vast amounts of wetlands and may have plants categorized as endangered species.

History
The City Council reviewed a concept plan in May 2025 that included 83 65-foot-wide single-family lots and 91 townhomes. Council consensus in May was to not support a land use change to allow townhomes as many council members wanted to see unique homes on larger lots. In October 2025, the applicant submitted a revised concept plan that they felt provided upscale single-family homes on 70-foot lots, and twin homes which target the move-down, or retiree buyer. The site plan met the comprehensive plan's minimum density requirements.

The consensus of the City Council was that they were receptive to the changes the applicant made to the plans in October 2025, but no definitive direction was given.

Plat
The preliminary plat creates 79 single-family lots and 56 twinhome lots, one common lot, and 11 outlots for ponding, wetlands, and future development. The DF zoning district does not have minimum lot sizes. The lot width of the single-family lots is 70 feet and the twinhome lots are 39 feet wide.

Lots range from 3,393 s.f to 12,687 s.f. As proposed, the lot sizes are as follows:

- Common Lot - 12.01 acres
- Oultot A - 2.24 acres
- Outlot B - .10 acres
- Outlot C - .06 acres
- Outlot D - 3.57 acres
- Outlot E - 6.68 acres
- Outlot F - .81 acres
- Outlot G - 6.03 acres
- Outlot H - 16.55 acres
- Outlot I - 2.89 acres
- Outlot J - .12 acres
- Outlot K - .15 acres

Architecture
The proposed single-family homes and twinhomes will have varying roof styles and exterior treatments. All homes constructed should be consistent in architecture, materials and style with the drawings/elevations submitted for Conditional Use Permit (CUP) approval. Use of premium materials such as stone accents on all front elevations and LP smart siding on all elevations for the single-family homes. Each twinhome will have stone and LP siding fronts and LP siding on sides and rears.

Setbacks
The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:
Single Family-70 foot lots

- Front yard setback - 25 feet
- Side yard setback - 10 feet (house and garage)
- Corner side yard setback - 20 feet
- Rear yard setback - 30 feet

Twinhomes Lots

- Front yard porch setback - 18 feet to back of curb
- Front yard garage/house setback - 25 feet to back of curb
- Side yard setback (between buildings) - 20 feet
- Corner side yard setback - 20 feet
- 0 lot line for shared walls

The applicant has submitted an informational concept plan that includes 86–80 foot wide lots. This concept does not meet the LDR density requirement of 2.5 units per acre. The applicant has stated they would need approximately 102- 80 foot wide lots to meet the 2.5 units per acre requirement.

Parking
In addition to the two garage stalls per unit and two driveway stalls for the twinhomes, there shall be one parking space for each three units for guest parking. The site plan has 27 guest parking stalls shown. The parking provided meets the zoning ordinance requirement.

Landscaping
The landscape plan proposes one front yard tree, one rear yard tree and additional trees on corner lots in the single-family home area. The twinhomes will provide one overstory, one conifer, and one ornamental tree per unit. Additional trees will be planted adjacent to 125th Avenue. The proposed landscape plan meets requirements.

The city forester has reviewed the landscape plan and is requiring the substitution of 21 Northwood Red Maple and 19 Red Oak for different species, either Ginkgo, London Planetree, Horse Chestnut, Musclewood.

Tree Preservation
Approximately 31.65 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 254 trees would be required for tree replacement purposes.

The developer has proposed a total of 400 trees to be planted within this development. The tree preservation replacement requirement has been met. A total of 8.15 acres of trees are proposed to be saved on the site.

Park Dedication
Park dedication will be required for the 135 new residential lots being constructed at the rate of $5,800 per unit (2026 rate) for a total park dedication fee of $783,000 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Engineering Analysis
Grading/Storm Drainage
The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) and city approved grading, drainage, erosion protection and sediment control plans prepared by the developer's engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

The grading plan shall provide greater detail on protecting existing trees and additional information on the adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities
The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2026 rate for Sanitary Sewer District 7 is $8,883.00 per upland acre and will be applied to the acreage platted.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Utilities will be extended to the edge of the plat for future connection to adjacent parcels.

The developer shall provide an exhibit that denotes the public versus private areas of the storm drainage system. Outlots that will remain private shall also be included in the exhibit.

Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water source for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in the easement.

The developer will need to submit the project to RCWD. Review, approval and permits are required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the homeowners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to Zest Street NE.

The developer will be required to grant right of entry to the City of Blaine so that a second monitoring well can be constructed within the existing easement area along 125th Avenue.

The developer shall provide a construction cost estimate that includes costs for the construction of the section of Lakes Parkway that is within the property limits. These additional escrow funds will be required to be provided to the City to allow for completion of this roadway when necessary.

All local roads shall be constructed to 29-feet back-to-back of width and will extend to the edge of the plat for future connection with adjacent parcels.

Six-foot concrete sidewalks are required to be constructed on one side of all local streets. Location to be determined in the plan review process.

The trail along the south side of 125th Avenue shall be maintained and/or modified as per the approved construction drawings.

As part of the street design, the development will be required to provide streetlights installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

Easements/Right-of-way/Permits
The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

All local public streets require dedication of 60-feet of right-of-way.

The developer is to provide access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10-feet wide and allow for vehicular access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.

Attachment List:
Zoning and Location Map
Preliminary Plat
Grading Plan
Landscape Plan
Tree Preservation Plan
House Elevations
Ghost Plat
Existing and Proposed Zoning
Existing and Proposed Land Use
Narrative
Neighborhood Meeting Summary
80-foot Lot Informational Plan
Density Calculation Sheet -80 foot Concept Plan
Unapproved Planning Commission Minutes 2/10/26

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the comprehensive plan amendment. The meeting minutes are attached for reference to the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held on February 5, 2026. A summary of the meeting is attached. Comments included questions related to site access and when Lakes Parkway extension will be constructed.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved 021026 PC Minutes

City of Blaine

Signature Copy
Resolution: RES 26-42

Resolution Granting a Comprehensive Plan Amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR) at 3700 and 3900 125th Avenue NE. Pulte Group (Ravenwood) (Case File No. 25-0056/SLK)

WHEREAS, Minnesota Statutes, Chapter 462.355, Subdivision 2, prescribes the procedure for amending the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on February 10, 2026, and recommended approval regarding the Comprehensive Plan amendment request for:

The North 2000 feet of the West 1170 feet of Northeast Quarter (NE1/4) of Section Eleven (11), Township Thirty-one (31), North of Range Twenty-Three (23) West of the Fourth Principal Meridian EXCEPT the South 310.00 feet of the North 1130.00 feet of the West 702.58 feet thereof.

Also EXCEPTING Parcel 50, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.

AND

The South 310.00 feet of the North 1130.00 feet of the West 702.58 feet of Northeast Quarter of Section 11, Township 31, North of Range 23 West of the Fourth Principal Meridian.
(Torrens Property)

AND

That part of the East Half of the Northwest Quarter of Section 11, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at the North One-Quarter corner of Section 11, Township 31, Range 23; thence West along the North line of Section 11, a distance of 490 feet; thence South and parallel to the East line of the Northwest Quarter of Section 11, to the South line of the said Northwest Quarter of Section 11; thence East along the south line of the said Northwest Quarter to the Southeast Corner thereof; thence North along the East line of said Northwest Quarter to the point of commencement, Anoka County, Minnesota.

EXCEPT Parcel 49, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.
(Abstract Property)

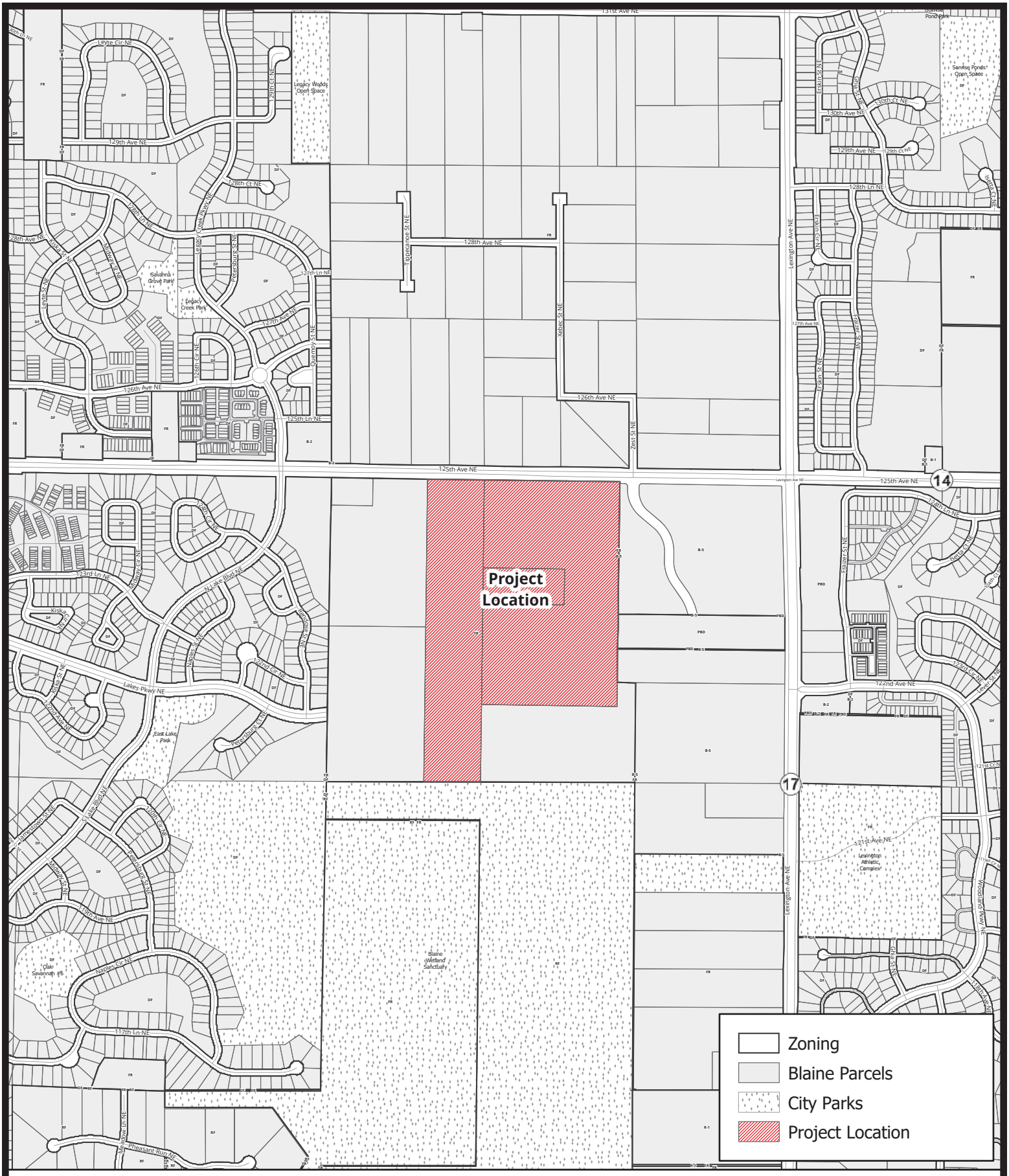
WHEREAS, the City Council has reviewed the comprehensive plan amendment request and finds the change to be in general conformance to the adopted Comprehensive Plan for land use compatibility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the Comprehensive

Plan be amended to change portions of the property, as described above, and based on land use maps contained within Case File No. 25-0056 from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR) according to the following rationale:

1. The proposed L-MDR land use is consistent with adjacent residential uses.
2. The L-MDR land use designation to allow twinhomes is an appropriate land use to be located adjacent to existing commercial land use.
3. The proposed land use allows for construction of a variety of housing products to meet market demands for a range in density.

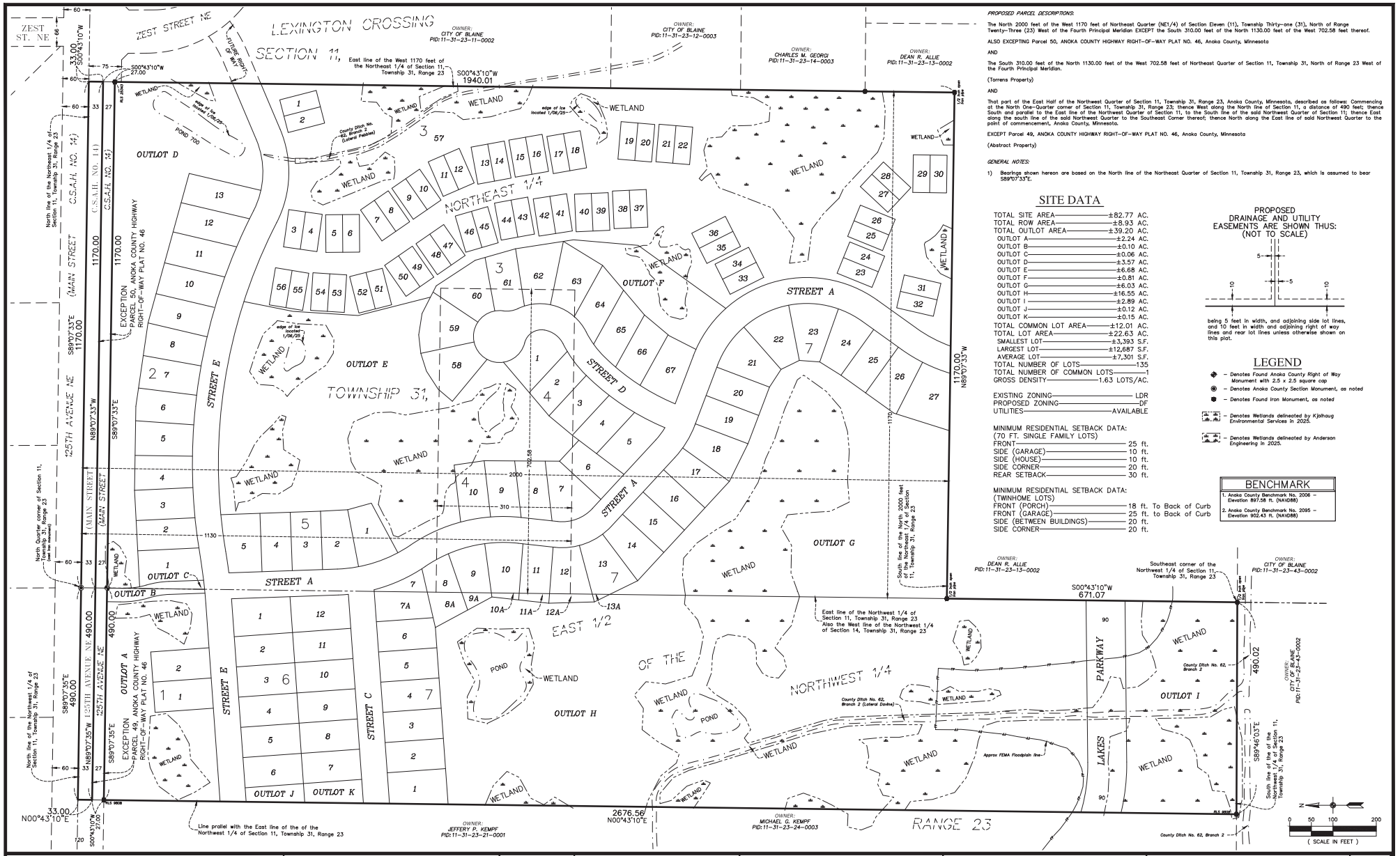
PASSED by the City Council of the City of Blaine this 6th day of April, 2026.



Case File No. 25-0056
Ravenwood

BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



PROPOSED PARCEL DESCRIPTIONS:

The North 2000 feet of the West 1170 feet of Northeast Quarter (NE1/4) of Section Eleven (11), Township Thirty-one (31), North of Range Twenty-Three (23) West of the Fourth Principal Meridian EXCEPT the South 310.00 feet of the North 1130.00 feet of the West 702.58 feet thereof.

ALSO EXCEPTING Parcel 50, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota

AND

The South 310.00 feet of the North 1130.00 feet of the West 702.58 feet of Northeast Quarter of Section 11, Township 31, North of Range 23 West of the Fourth Principal Meridian.

(Torrens Property)

AND

That part of the East Half of the Northwest Quarter of Section 11, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at the North One-Quarter corner of Section 11, Township 31, Range 23; thence West along the North line of Section 11, a distance of 490 feet; thence South and parallel to the East line of the Northwest Quarter of Section 11, to the South line of the said Northwest Quarter of Section 11; thence East along the south line of the said Northwest Quarter to the Southeast Corner thereof; thence North along the East line of said Northwest Quarter to the point of commencement, Anoka County, Minnesota.

EXCEPT Parcel 49, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota

(Abstract Property)

GENERAL NOTES:

1) Bearings shown hereon are based on the North line of the Northeast Quarter of Section 11, Township 31, Range 23, which is assumed to bear S89°07'33"E.

SITE DATA

TOTAL SITE AREA	±82.77 AC.
TOTAL ROW AREA	±8.93 AC.
TOTAL OUTLOT AREA	±39.20 AC.
OUTLOT A	±2.24 AC.
OUTLOT B	±0.10 AC.
OUTLOT C	±0.06 AC.
OUTLOT D	±3.57 AC.
OUTLOT E	±6.68 AC.
OUTLOT F	±0.81 AC.
OUTLOT G	±6.03 AC.
OUTLOT H	±16.55 AC.
OUTLOT I	±2.89 AC.
OUTLOT J	±0.12 AC.
OUTLOT K	±0.15 AC.
TOTAL COMMON LOT AREA	±12.01 AC.
TOTAL LOT AREA	±22.63 AC.
SMALLEST LOT	±3,393 S.F.
LARGEST LOT	±12,687 S.F.
AVERAGE LOT	±7,301 S.F.
TOTAL NUMBER OF LOTS	135
TOTAL NUMBER OF COMMON LOTS	1
GROSS DENSITY	1.63 LOTS/AC.
EXISTING ZONING	LDR
PROPOSED ZONING	DF
UTILITIES	AVAILABLE

MINIMUM RESIDENTIAL SETBACK DATA:
(70 FT. SINGLE FAMILY LOTS)

FRONT	25 ft.
SIDE (GARAGE)	10 ft.
SIDE (HOUSE)	10 ft.
SIDE CORNER	20 ft.
REAR SETBACK	30 ft.

MINIMUM RESIDENTIAL SETBACK DATA:
('TWINHOME LOTS)

FRONT (PORCH)	18 ft. To Back of Curb
FRONT (GARAGE)	25 ft. to Back of Curb
SIDE (BETWEEN BUILDINGS)	20 ft.
SIDE CORNER	20 ft.

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

being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

LEGEND

- ◆ – Denotes Found Anoka County Right of Way Monument with 2.5 x 2.5 square cap
- ◉ – Denotes Anoka County Section Monument, as noted
- ● – Denotes Found Iron Monument, as noted
- – Denotes Wetlands delineated by Kjolhaug Environmental Services in 2025.
- – Denotes Wetlands delineated by Anderson Engineering in 2025.

BENCHMARK

1. Anoka County Benchmark No. 2006 – Elevation 897.58 ft. (NAVD88)
2. Anoka County Benchmark No. 2095 – Elevation 902.43 ft. (NAVD88)

(SCALE IN FEET)

CARLSON ENGINEERING — LAND DEVELOPMENT ENGINEERING, SURVEYING, PLANNING
7500 FLYING CLOUD DRIVE, SUITE 600, EDEN PRAIRIE, MN 55344
TEL 763.476.6010 FAX 763.476.0238 CARLSON-MN.COM

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 12/05/25 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 12/05/25
FILE NO: 2858

Revisions:
1. 12/12/25 add Maintenance Access / City Comments

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY PLAT INDEX

3 of 20

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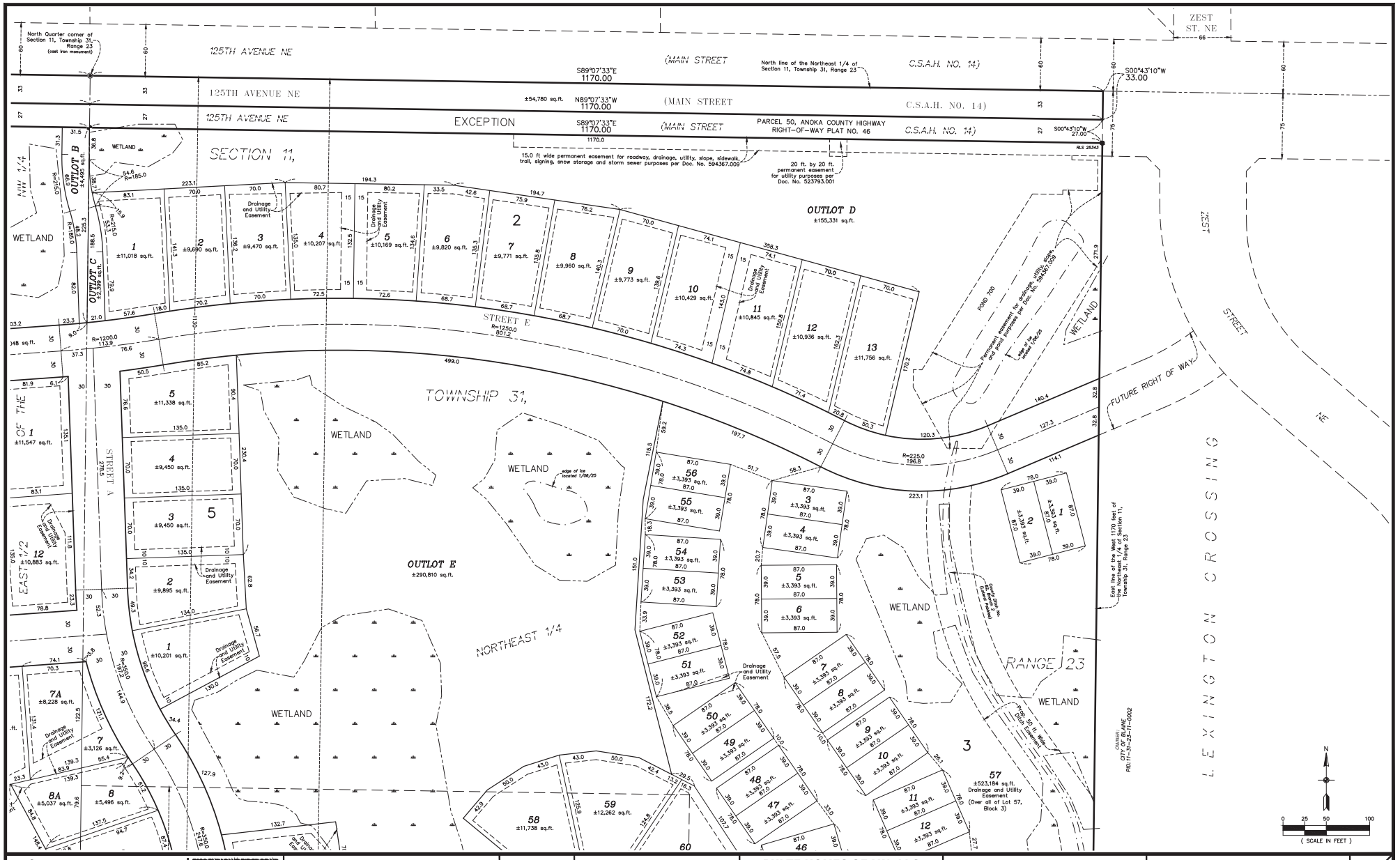

CARLSON ENGINEERING

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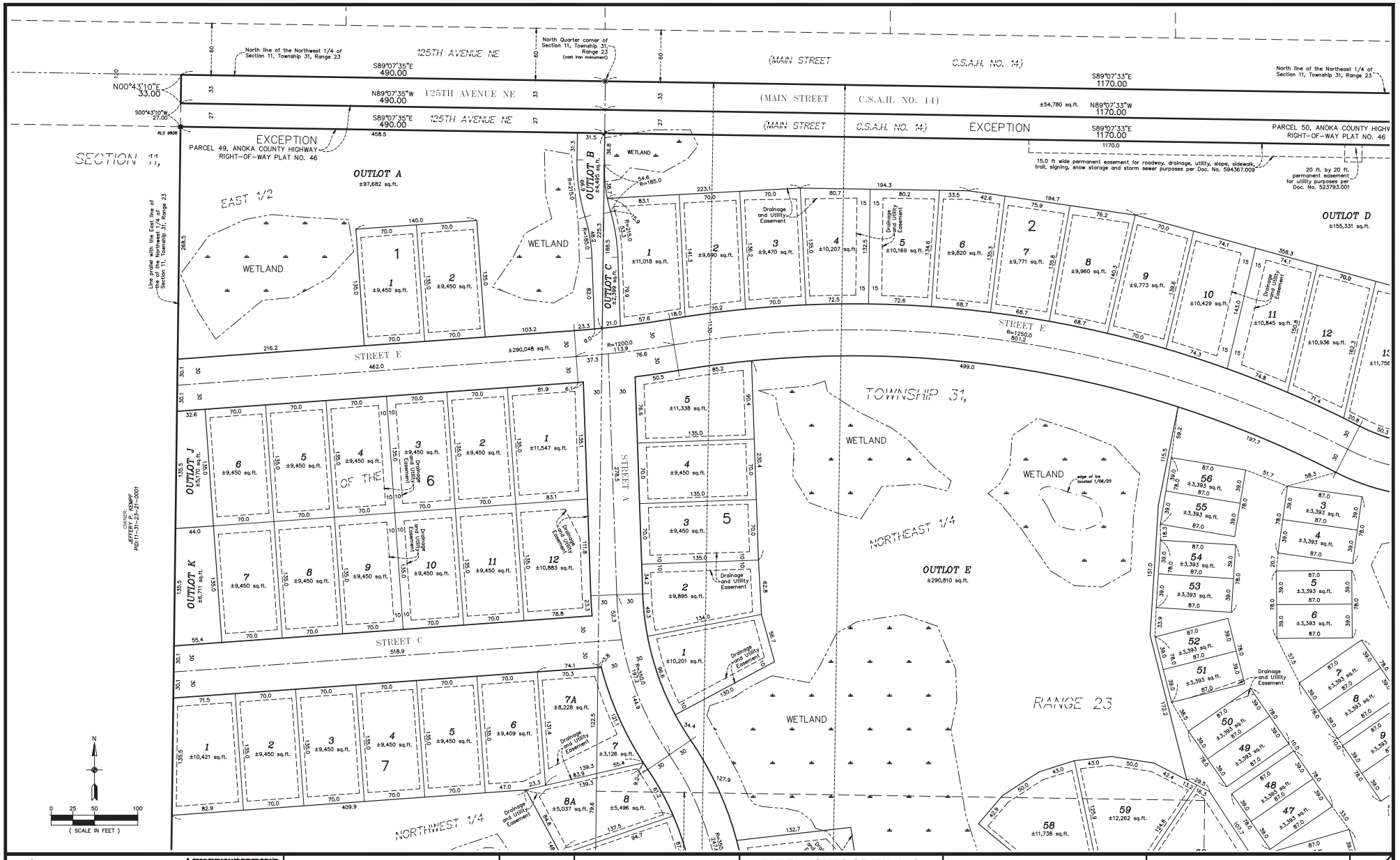
PRELIMINARY PLAT

4 of 20



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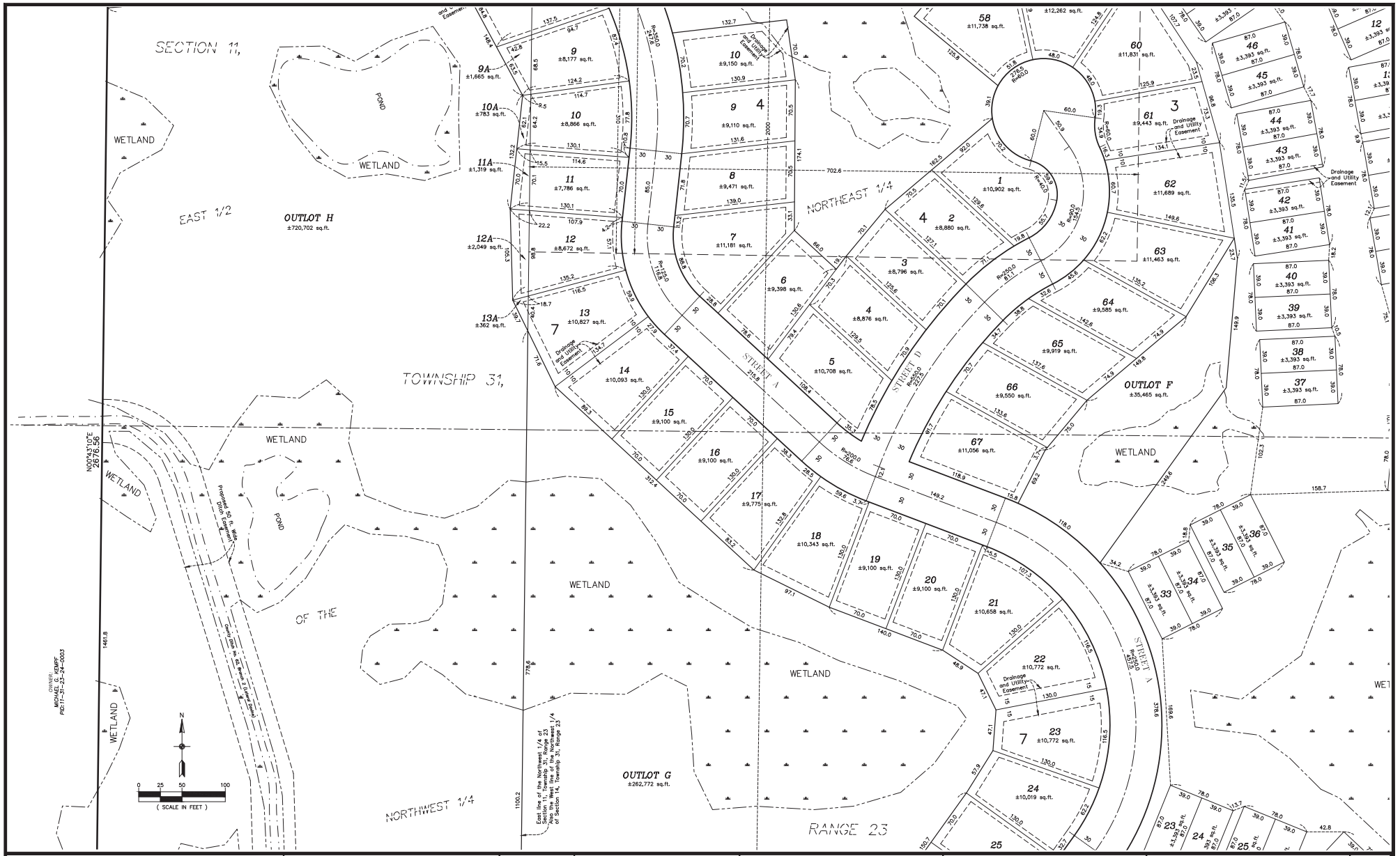
PRELIMINARY PLAT

5 of 20



CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

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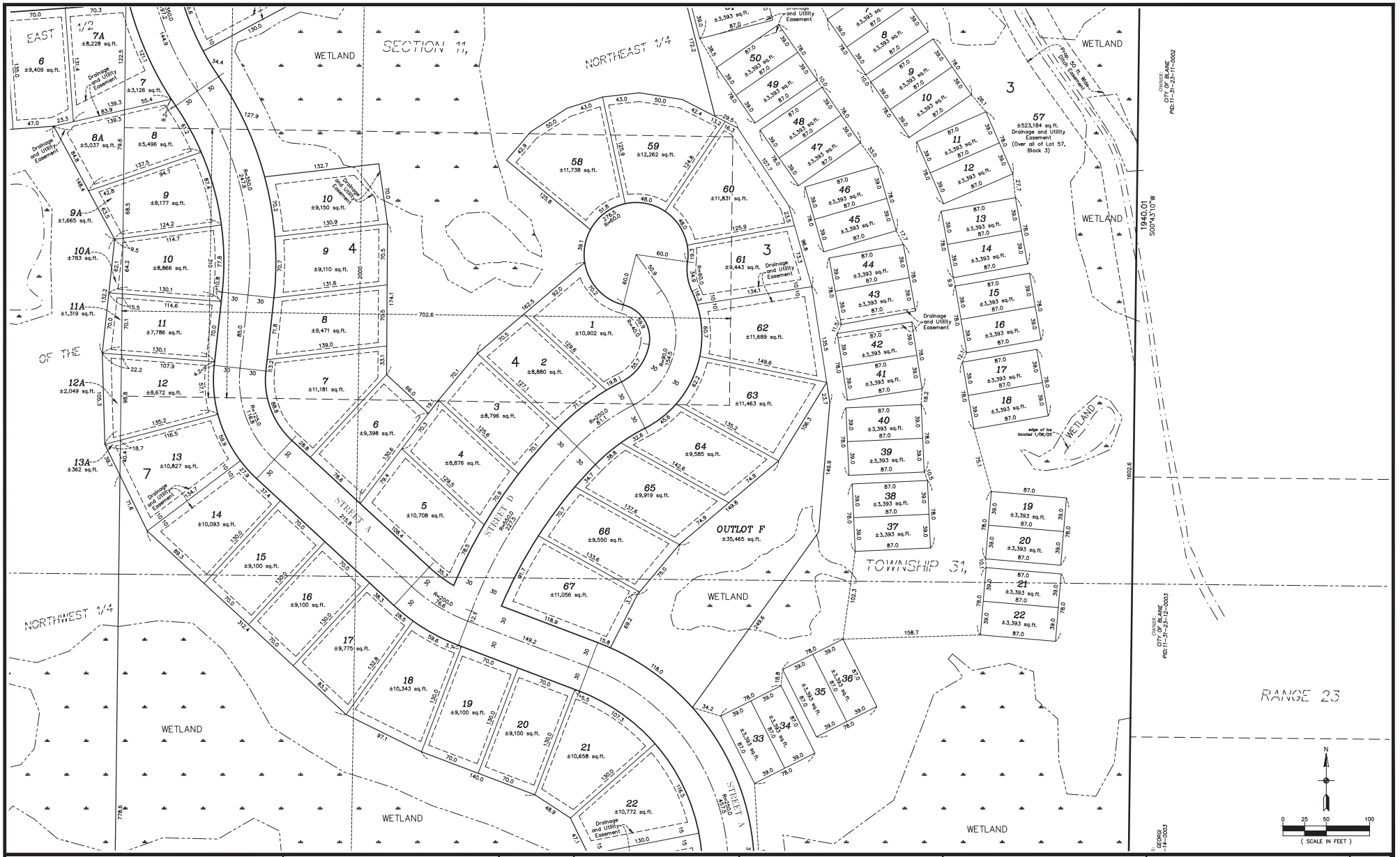
RAVENWOOD
Blaine, Minnesota

PRELIMINARY PLAT

6 of 20



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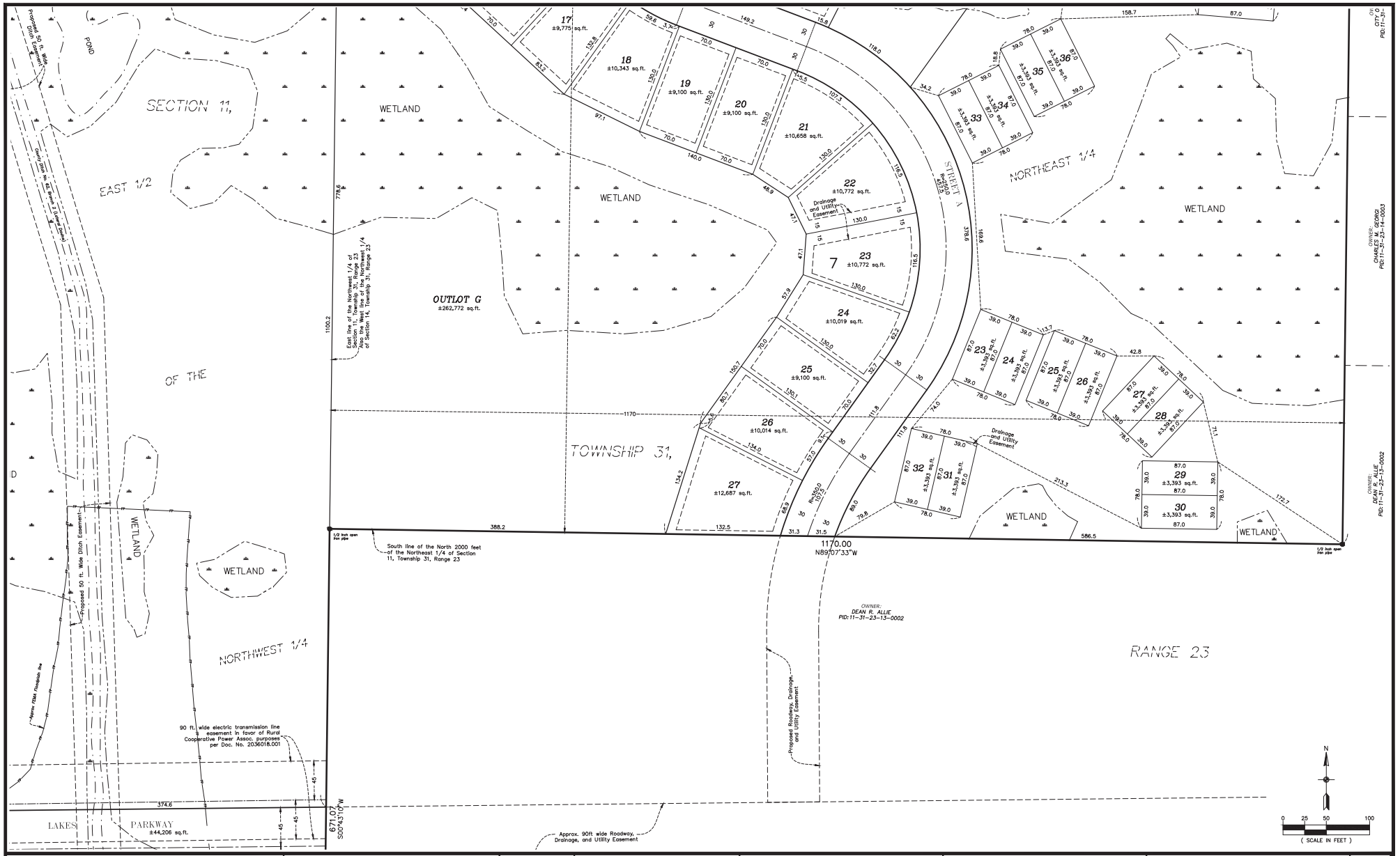
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY PLAT

7 of 20



CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 12/05/25 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 12/05/25
FILE NO: 2858

Revisions:
1. 12/12/25 add Maintenance Access / City Comments

PULTE HOMES OF MN, LLC
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PRELIMINARY PLAT

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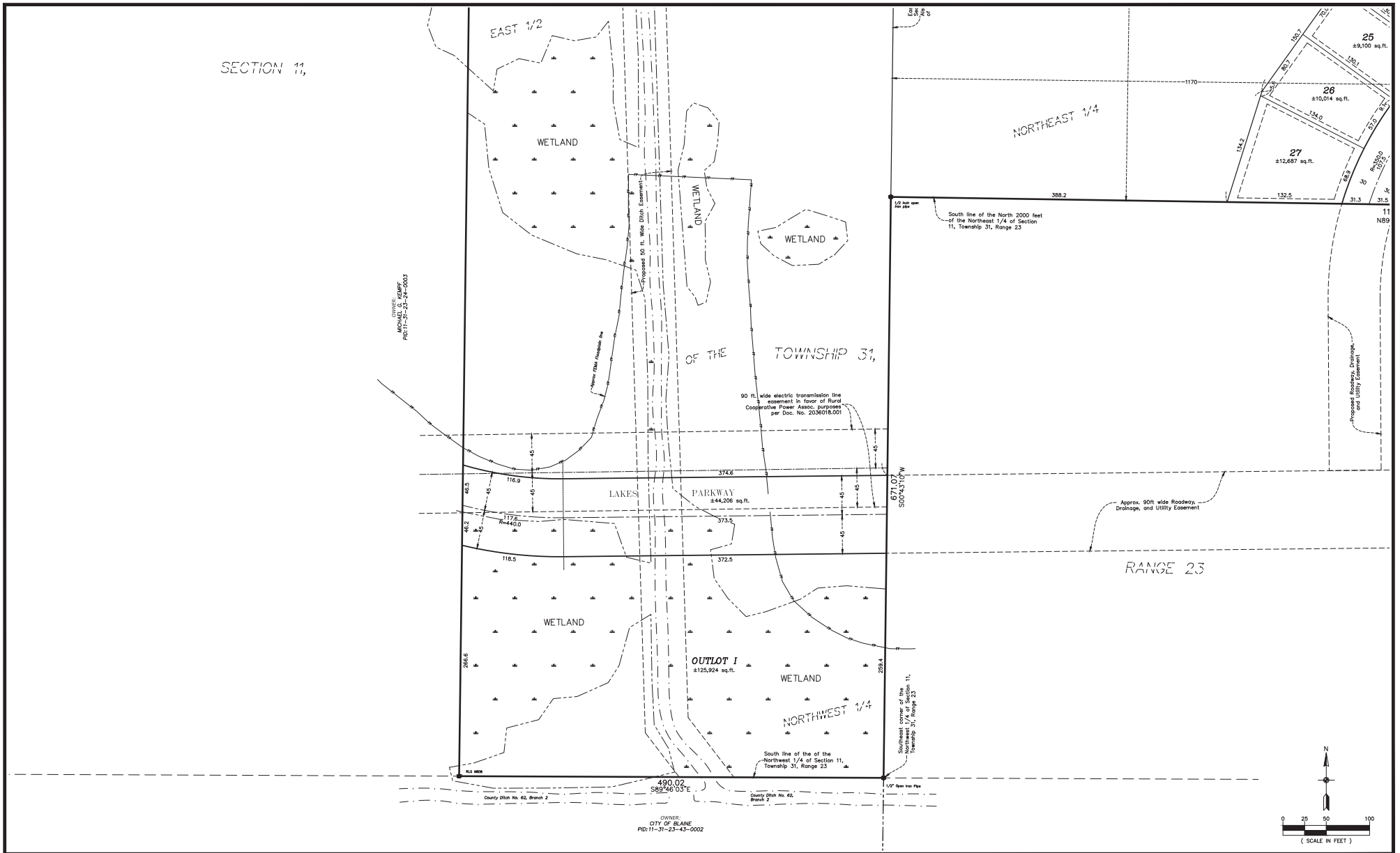

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PRELIMINARY PLAT

9 of 20

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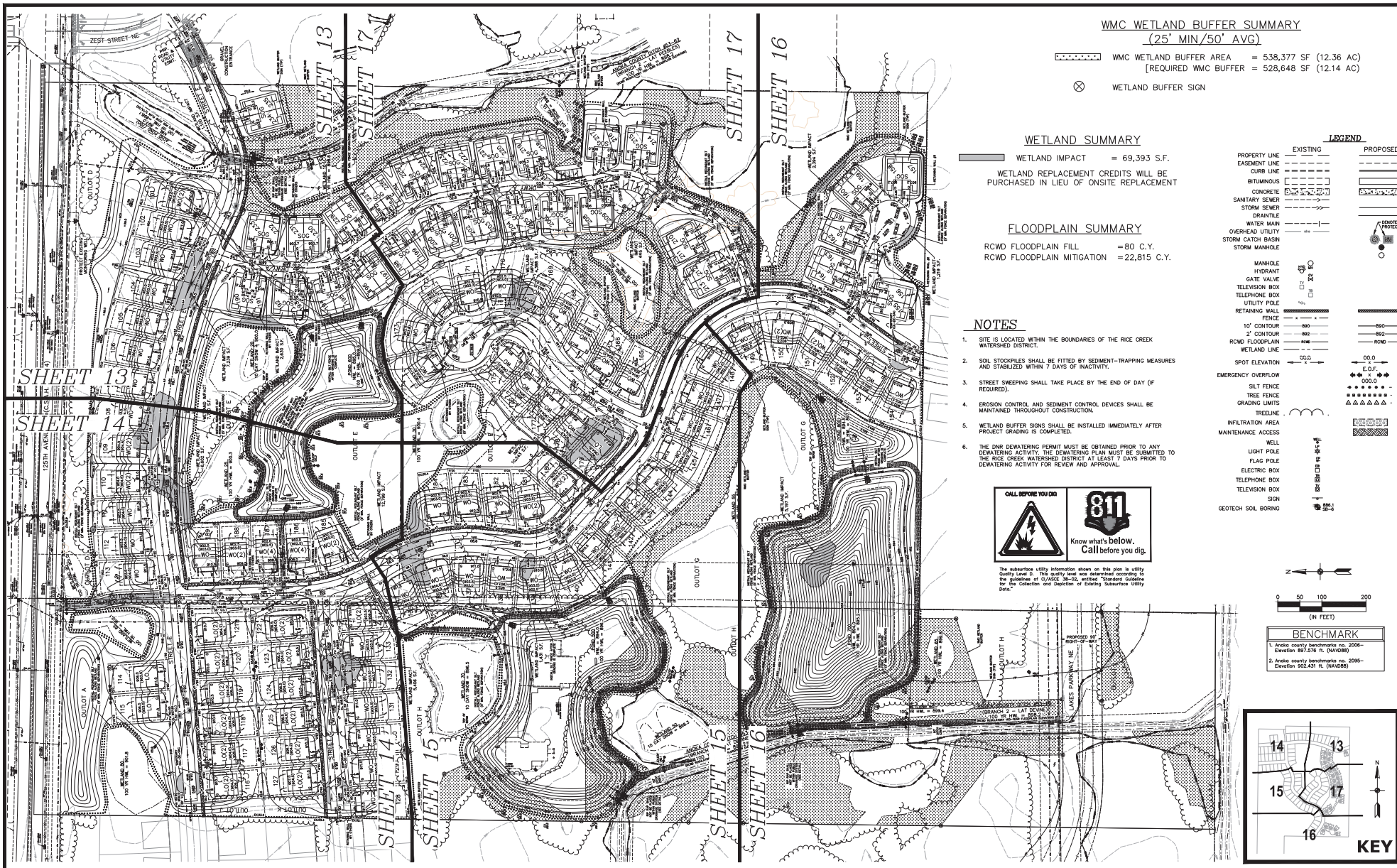
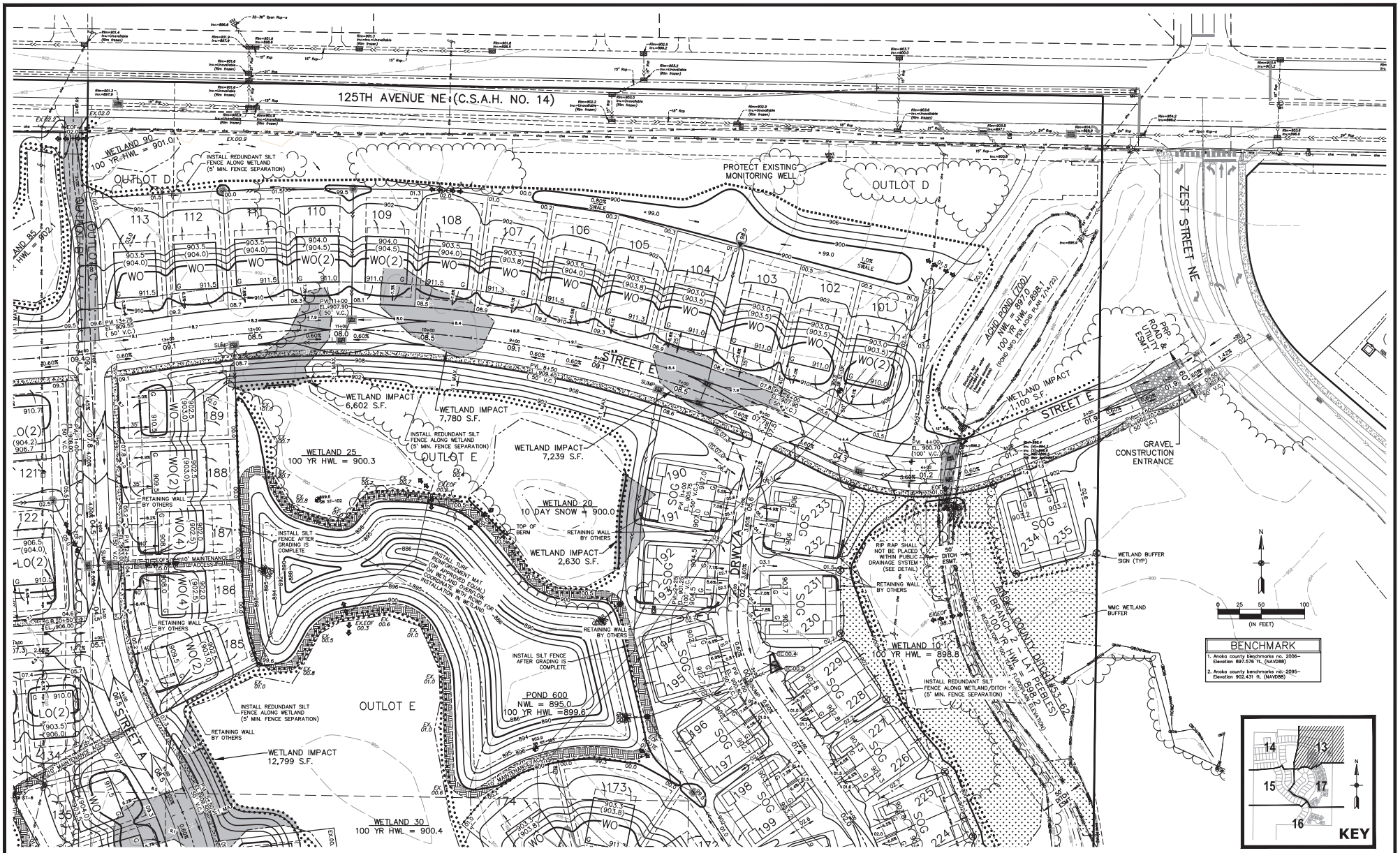

ZEST STREET NE
125TH AVENUE NE
SHEET 13
SHEET 14
SHEET 15
SHEET 16
SHEET 17
OUTLOT A
OUTLOT D
OUTLOT E
OUTLOT G
OUTLOT H
LAKES PARKWAY NE
PROPOSED 90' RIGHT-OF-WAY
WETLAND IMPACT 69,393 SQ.FT.
WETLAND IMPACT 12,949 SQ.FT.
WETLAND IMPACT 2,304 SQ.FT.
WETLAND IMPACT 12,696 SQ.FT.
WETLAND IMPACT 6,408 SQ.FT.
WETLAND IMPACT 25,285 SQ.FT.
WETLAND IMPACT 3,963 SQ.FT.
WETLAND IMPACT 6,408



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Print Name: Brian J. Krystofiak, P.E.
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Date: 12/5/25 License #: 25063

Drawn: LOC
Designed: BJK
Date: 12/5/25

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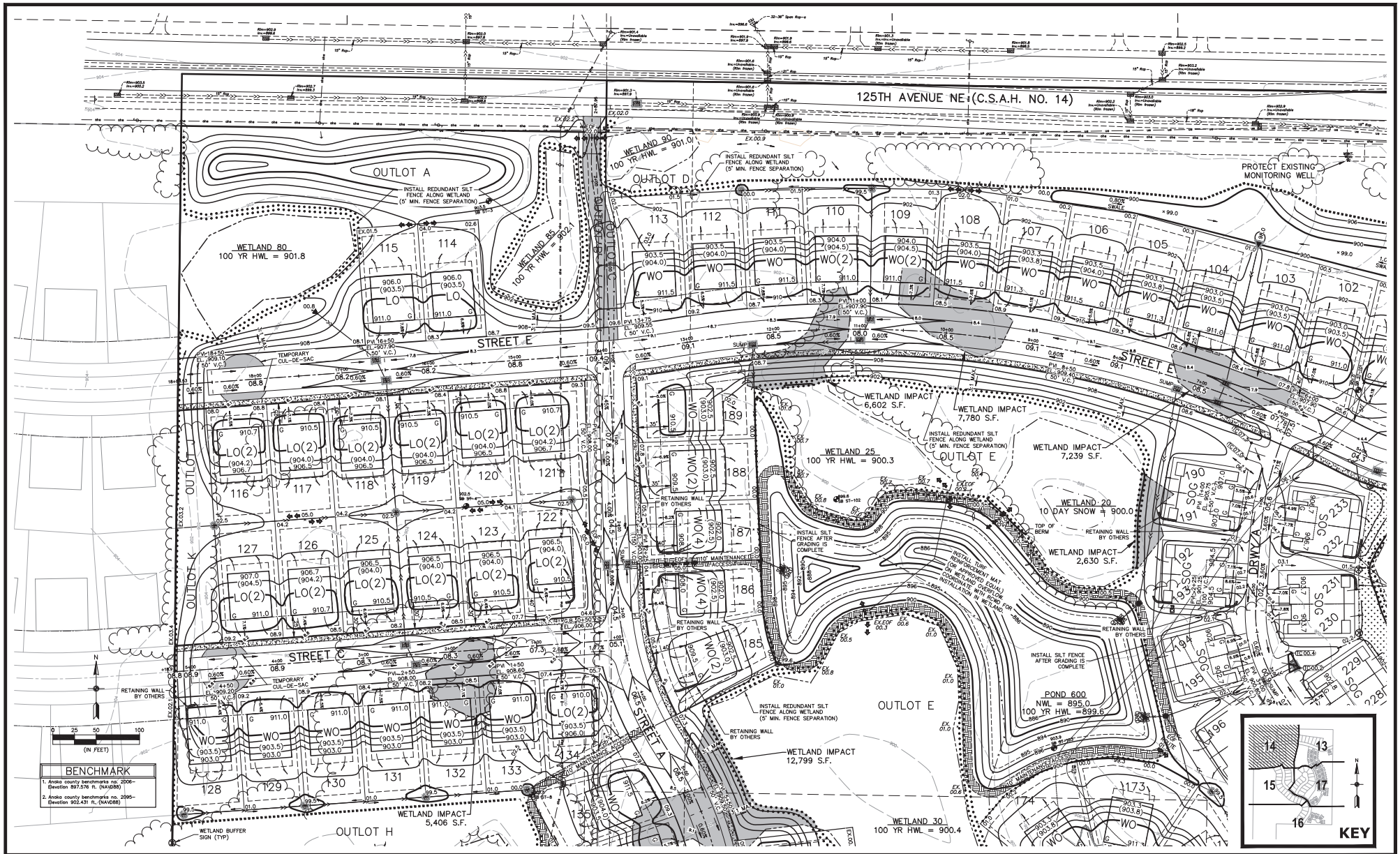
PRELIMINARY GRADING & EROSION CONTROL PLAN

13 of 20

#11196



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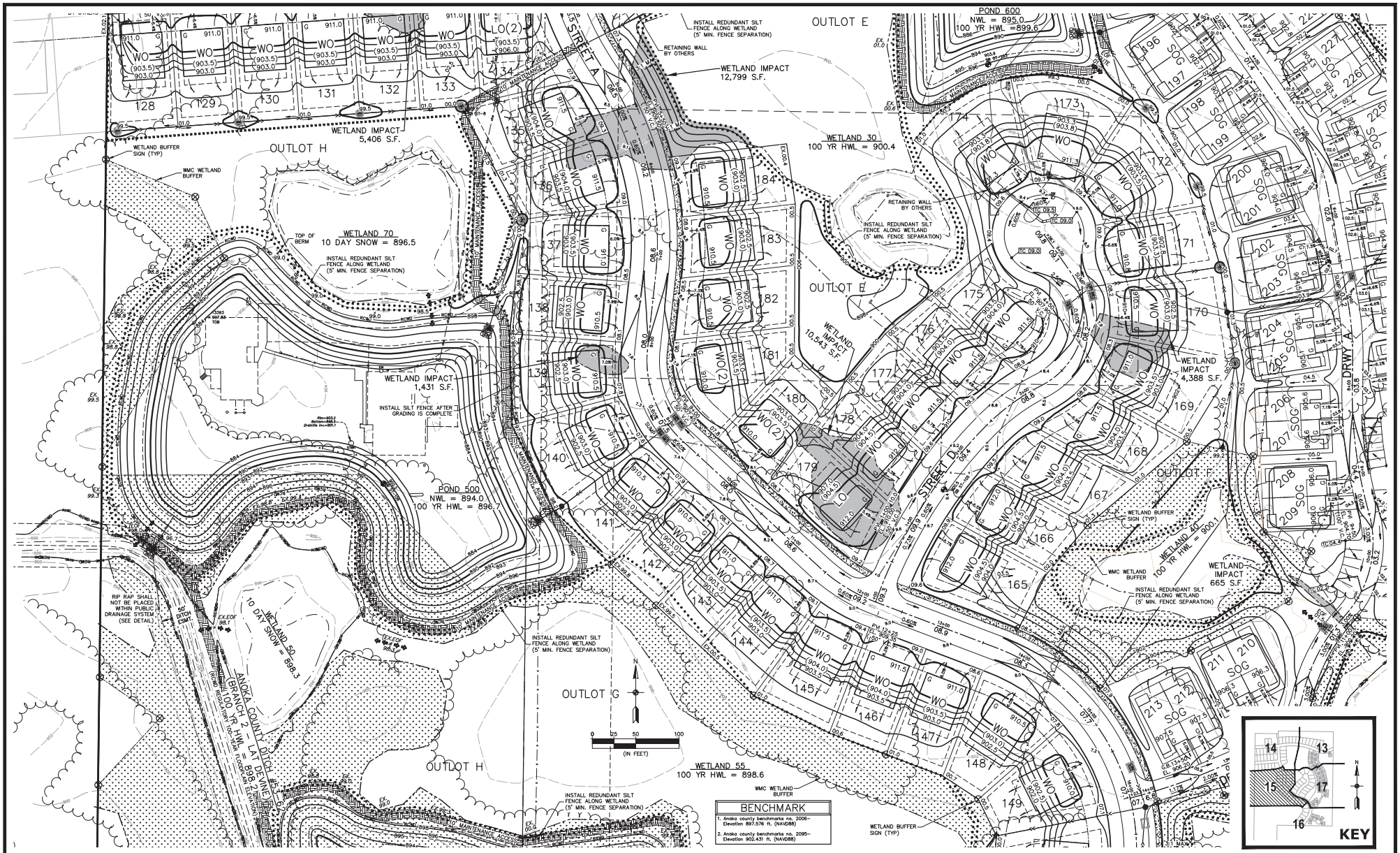

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2800 FIREPLACE RIDGE DR NE, SUITE 100, BLAINE, MN 55449, TEL 763.489.1990, FAX 763.489.1999, CARLSON-ENGINEERING.COM

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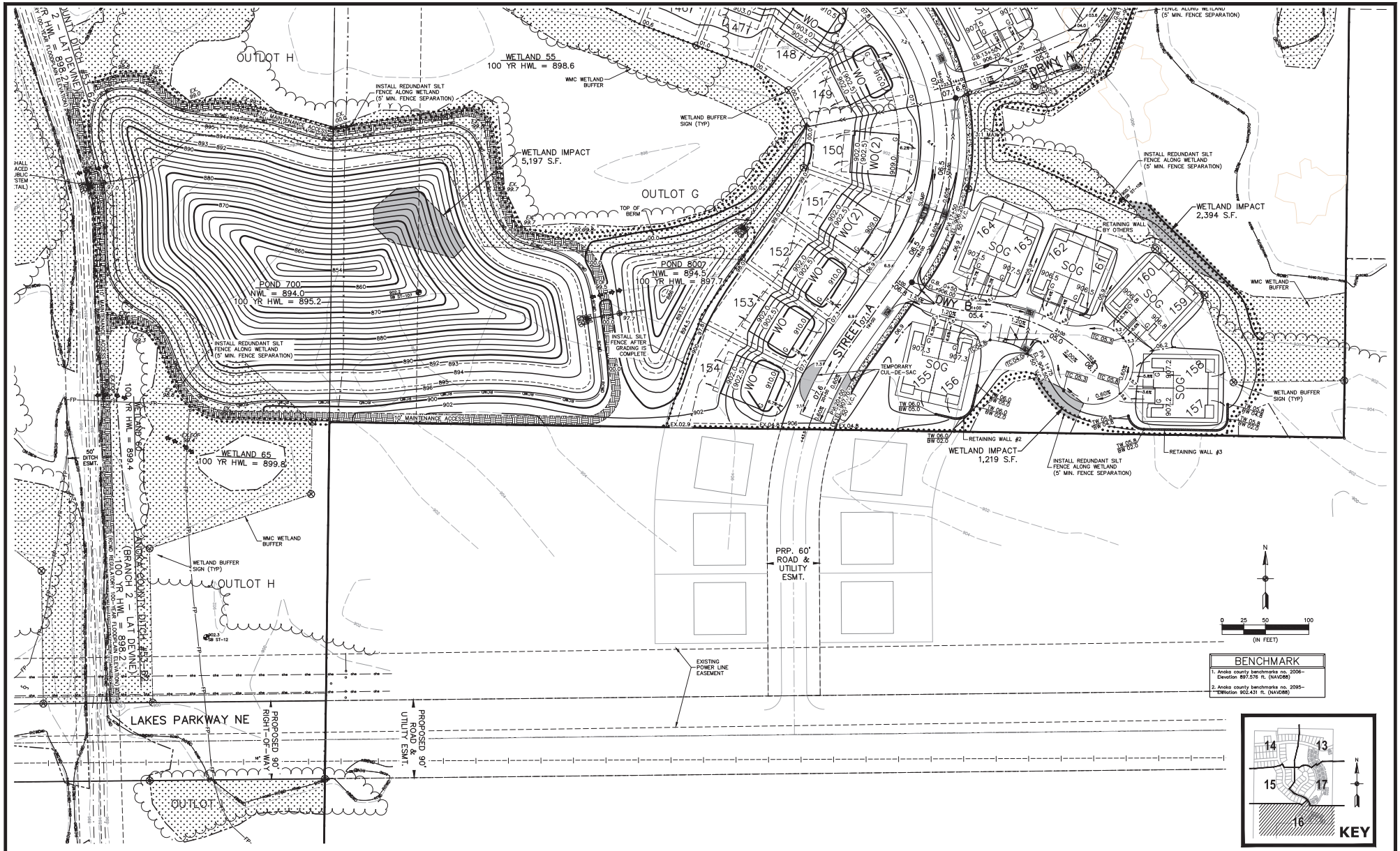

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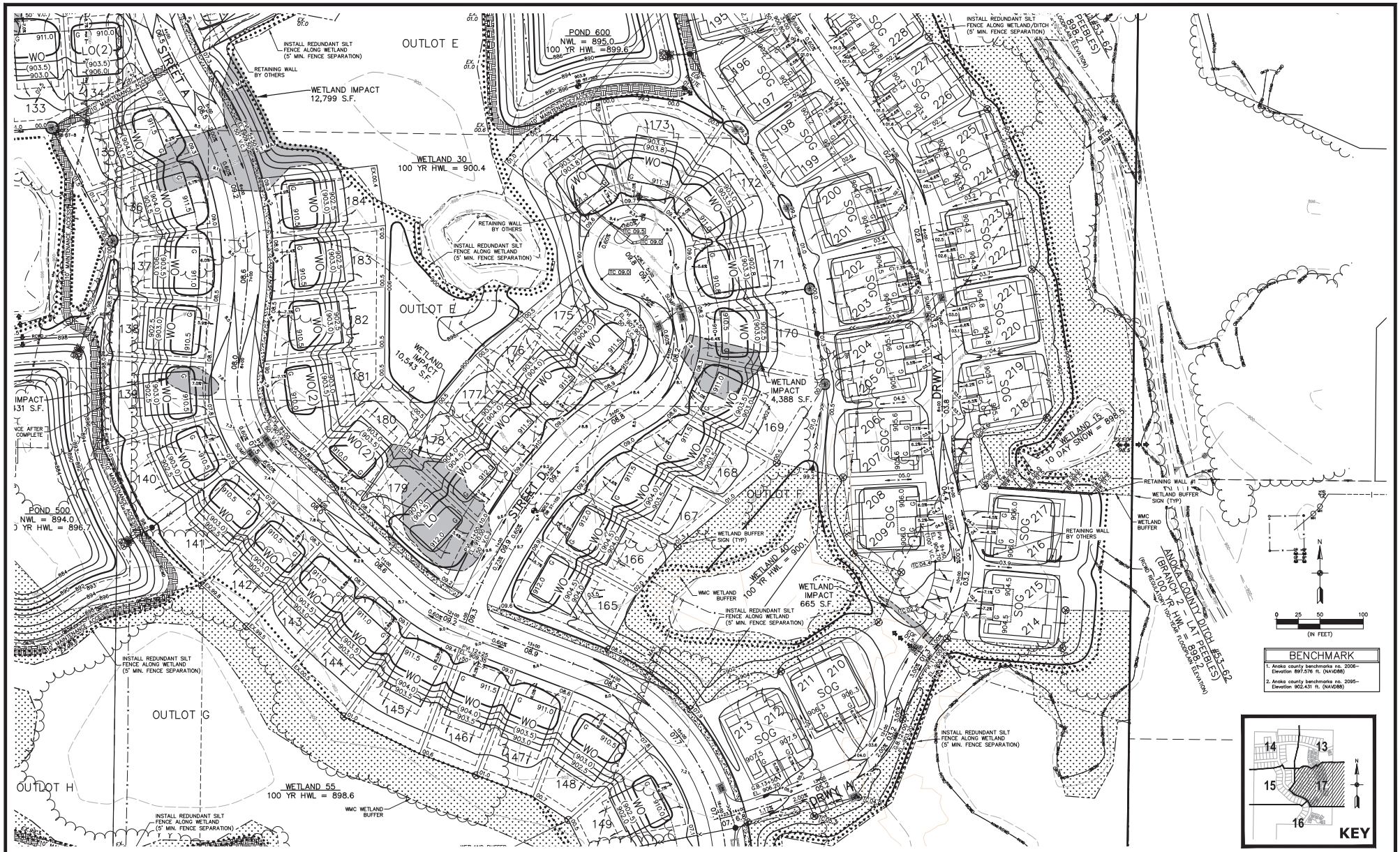

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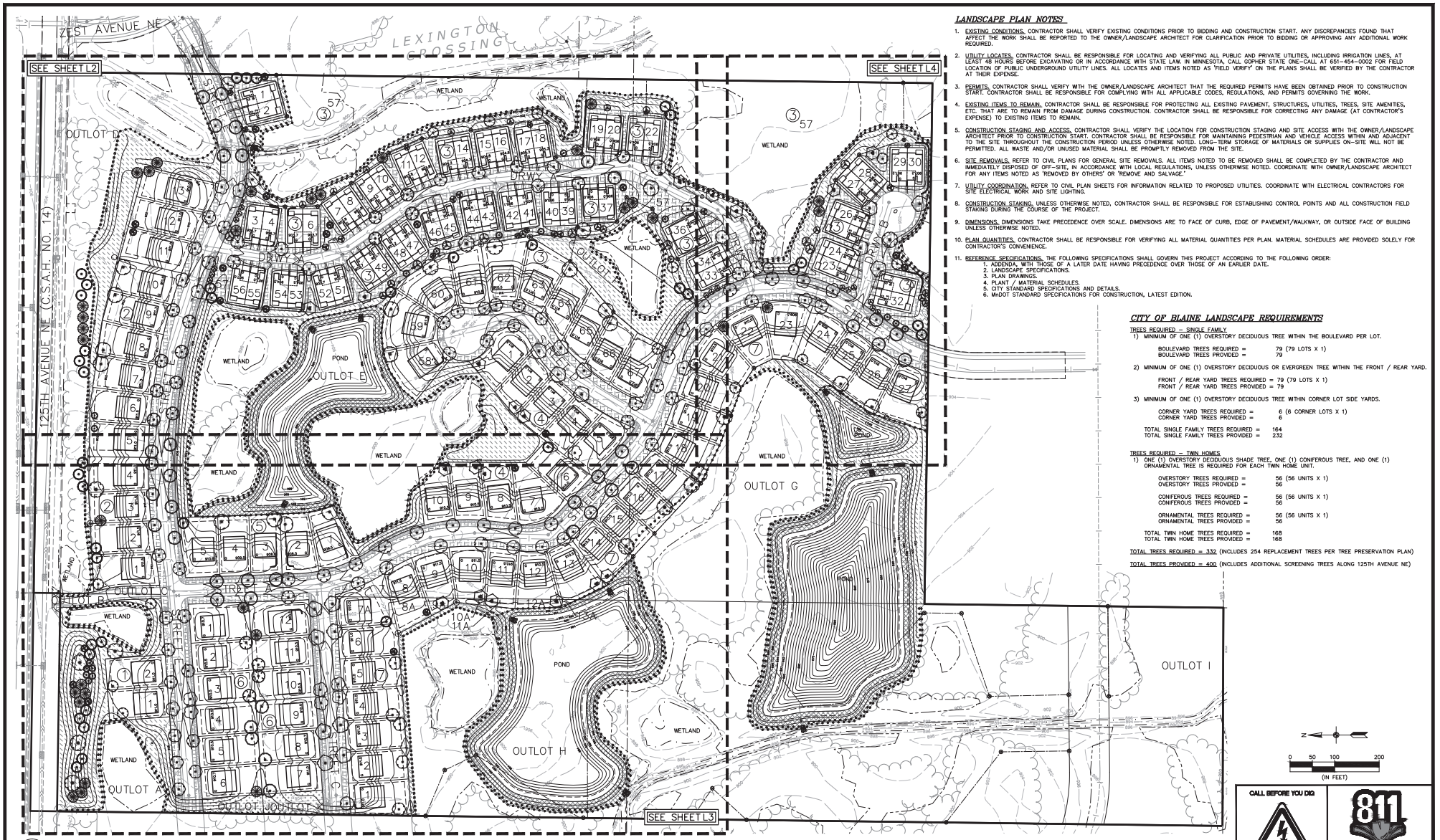

1 L1 OVERALL LANDSCAPE PLAN

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

CITY OF BLAINE LANDSCAPE REQUIREMENTS

TREES REQUIRED – SINGLE FAMILY

1) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN THE BOULEVARD PER LOT.

BOULEVARD TREES REQUIRED =	79 (79 LOTS X 1)
BOULEVARD TREES PROVIDED =	79

2) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE FRONT / REAR YARD.

FRONT / REAR YARD TREES REQUIRED =	79 (79 LOTS X 1)
FRONT / REAR YARD TREES PROVIDED =	79

3) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN CORNER LOT SIDE YARDS.

CORNER YARD TREES REQUIRED =	6 (6 CORNER LOTS X 1)
CORNER YARD TREES PROVIDED =	6
TOTAL SINGLE FAMILY TREES REQUIRED =	164
TOTAL SINGLE FAMILY TREES PROVIDED =	232

TREES REQUIRED – TWIN HOMES

1) ONE (1) OVERSTORY DECIDUOUS SHADE TREE, ONE (1) CONIFEROUS TREE, AND ONE (1) ORNAMENTAL TREE IS REQUIRED FOR EACH TWIN HOME UNIT.

OVERSTORY TREES REQUIRED =	56 (56 UNITS X 1)
OVERSTORY TREES PROVIDED =	56
CONIFEROUS TREES REQUIRED =	56 (56 UNITS X 1)
CONIFEROUS TREES PROVIDED =	56
ORNAMENTAL TREES REQUIRED =	56 (56 UNITS X 1)
ORNAMENTAL TREES PROVIDED =	56
TOTAL TWIN HOME TREES REQUIRED =	168
TOTAL TWIN HOME TREES PROVIDED =	168

TOTAL TREES REQUIRED = 332 (INCLUDES 254 REPLACEMENT TREES PER TREE PRESERVATION PLAN)

TOTAL TREES PROVIDED = 400 (INCLUDES ADDITIONAL SCREENING TREES ALONG 125TH AVENUE NE)

N

0 50 100 200
(IN FEET)

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

CARLSON ENGINEERING | LANDSCAPE ARCHITECTURE | SURVEYING | PLANNING
7500 FLYING CLOUD DRIVE, SUITE 600, EDEN PRAIRIE, MN 55344
TEL 952.890.0509 FAX 952.890.2065
CARLSON-MN.COM

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Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 12/5/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/5/25

Revisions:
1.

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Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1 of 4

Save Date: 12/5/25 | P:\Jobs\11100 - 11200\11196 - kampf-mckinley parcels blaine\cad-c3d\landscape\11196_landscape.dwg

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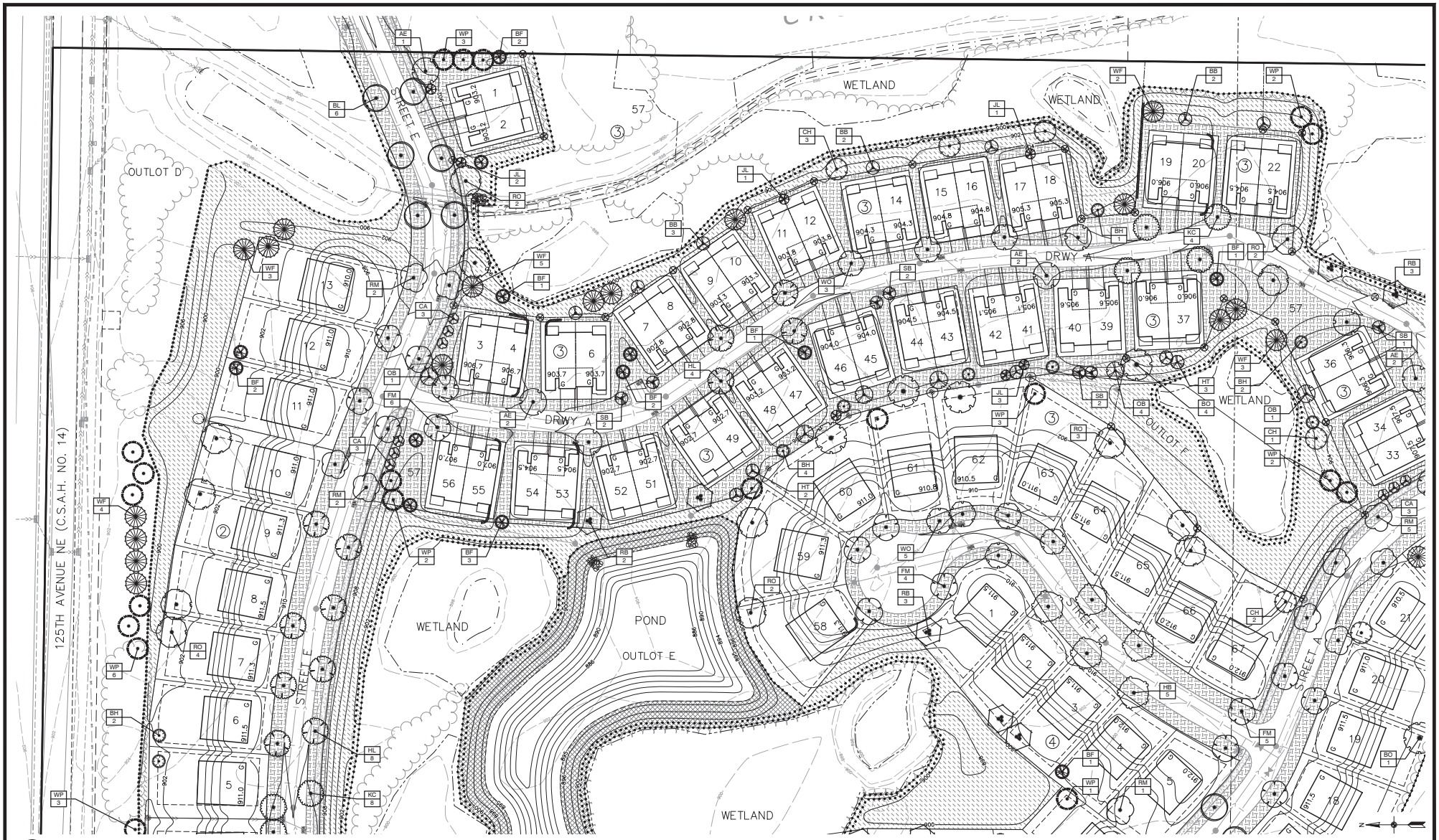

1 L2 LANDSCAPE PLAN ENLARGEMENT – NORTHEAST

0 25 50 100 (IN FEET)

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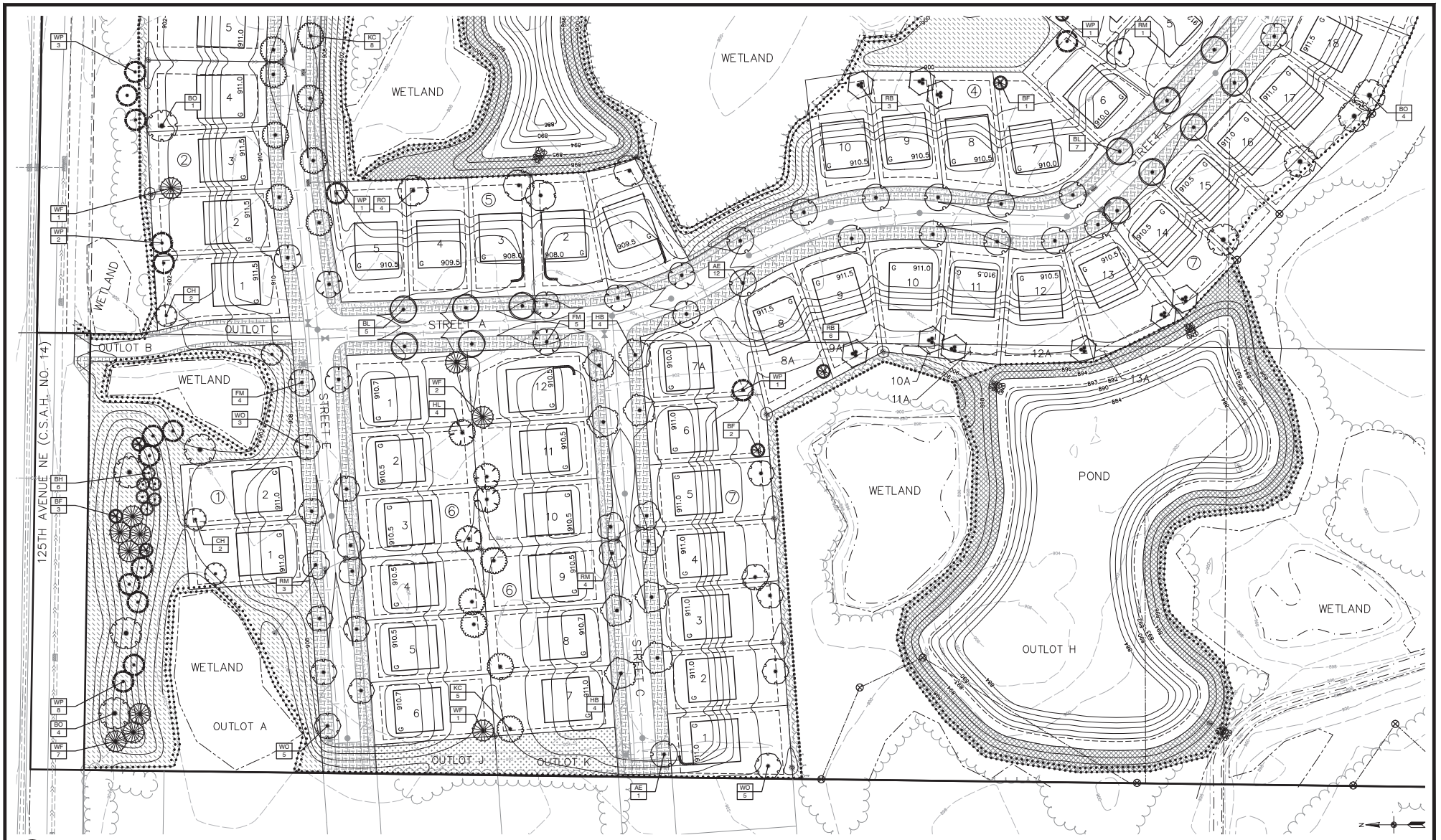

1 / L3 LANDSCAPE PLAN ENLARGEMENT – NORTHWEST

0 25 50 100 (IN FEET)

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L3 of 4

Save Date: 12/5/25 P:\Jobs\11100 - 11200\11196 - kampf-mckinley parcels blaine\cad-civil\landscape\11196_landscape.dwg

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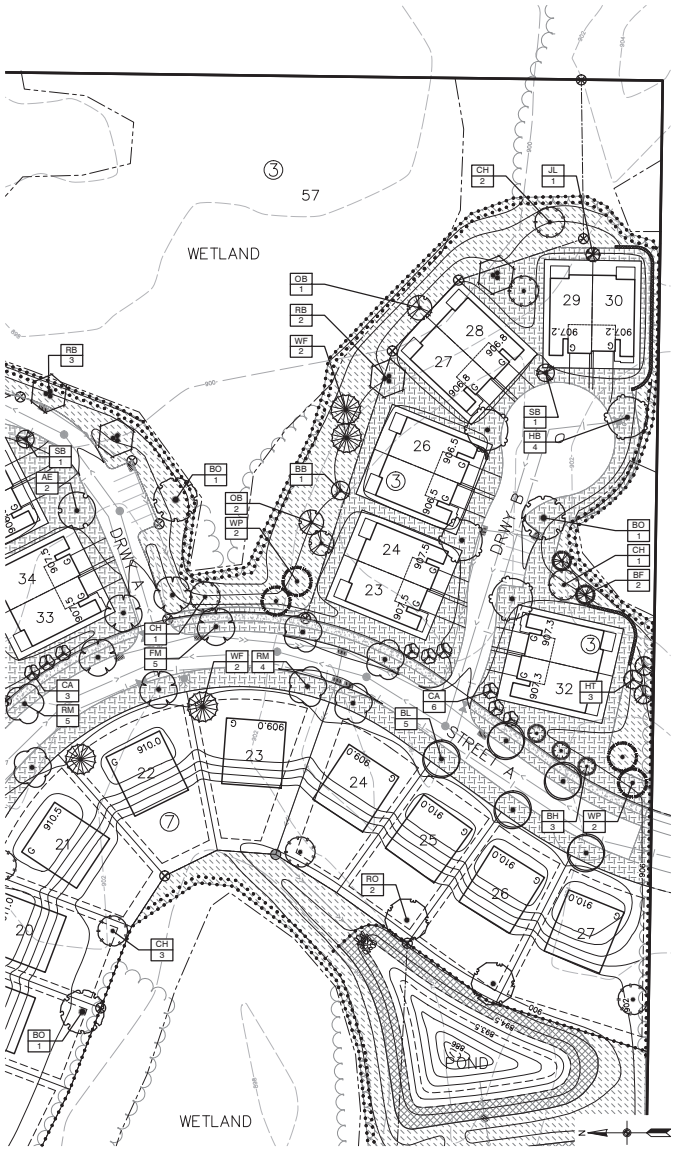
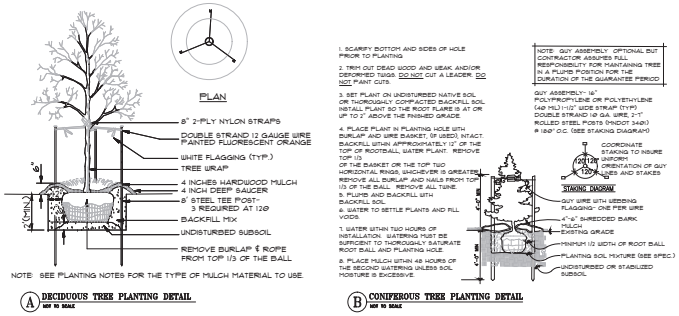


1 L4 LANDSCAPE PLAN ENLARGEMENT - SOUTH



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE

B CONIFEROUS TREE PLANTING DETAIL NOT TO SCALE

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING RAPID STABILIZATION METHOD 3.

3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.

4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SODDING, ETC.

5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL CATEGORY 20 – STRAW EROSION CONTROL BLANKET WITH NATURAL NETTING ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE 3 MULCH (MCIA CERTIFIED WEED FREE GRAIN STRAW) AT A RATE OF 2 TONS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.

8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.

12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.

13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPLERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. SYSTEM MUST INCLUDE A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A SMART CONTROLLER AND/OR SOIL MOISTURE SENSORS. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.

14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.

16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.

17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.

18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	21	Acer rubrum `Northwood`	Northwood Red Maple	2.5" Cal.	B&B
	FM	29	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	RB	19	Betula nigra Clump Form, 1.5" Cal Equivalent	River Birch Multi-Trunk	8` Ht.	B&B
	HB	17	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B
	HL	16	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	KC	17	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B
	WO	21	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BO	16	Quercus macrocarpa	Bur Oak	2.5" Cal.	B&B
	RO	19	Quercus rubra	Red Oak	2.5" Cal.	B&B
	BL	23	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	20	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES						
	BF	21	Abies balsamea	Balsam Fir	6` Ht.	B&B
	WF	32	Abies concolor	White Fir	6` Ht.	B&B
	BH	18	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	38	Pinus strobus	White Pine	6` Ht.	B&B
	CH	17	Tsuga canadensis	Canadian Hemlock	6` Ht.	B&B
ORNAMENTAL TREES						
	OB	9	Aesculus glabra 'JN Select' TM	Early Glow Ohio Buckeye	1.5" Cal.	B&B
	SB	8	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	BB	8	Carpinus caroliniana Native	Blue Beech	1.5" Cal.	B&B
	HT	8	Crataegus crus-galli `Inermis`	Thornless Hawthorn	1.5" Cal.	B&B
	CA	15	Malus x `Jarmin` White Flowers, Upright, Fruitless	Marilee Crabapple	1.5" Cal.	B&B
	JL	8	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
GROUND COVERS						
	SOD	328,930 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	SB2	11,604 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 160 lb/ac	MnDOT Southern Boulevard	seed	
	STR	319,734 sf	Type II - Native Seed Mix (Buffer) Refer to notes for acceptable seeding methods. Seeding Rate 39 lb/ac	MnDOT Southern Tallgrass Roadside	seed	
	WD	140,067 sf	Type III - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 30 lb/ac	MnDOT Wet Ditch (WD)	seed	

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
2500 PILGRIM COURT, RIDGE DR NE, SUITE 200, BLAINE, MN 55449, TEL 763.489.2000, FAX 763.489.2030, CARLSON-ENGINEERING.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 12/5/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/5/25

Revisions:
1.

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L4 of 4

Save Date: 12/05/25 P:\Jobs\11100 - 11199\11196 - kampf-mckinley parcels blaine\cad c3d\landscape\11196_landscape.dwg

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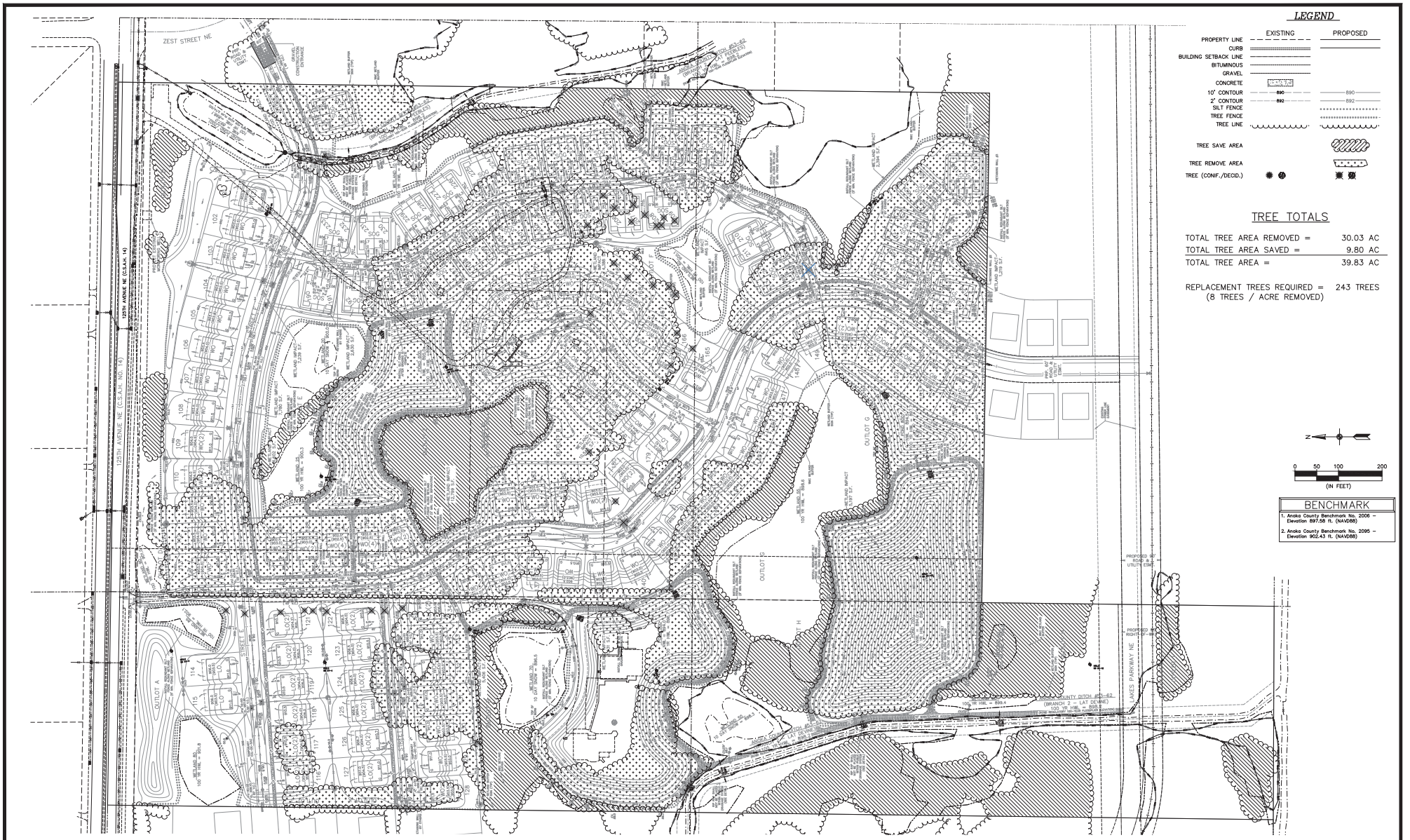


CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 12/5/25 License #: 25063

Drawn: LOC
Designed: BJK
Date: 12/5/25

Revisions:
1. 12/12/25 add Maintenance Access / City Comments

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

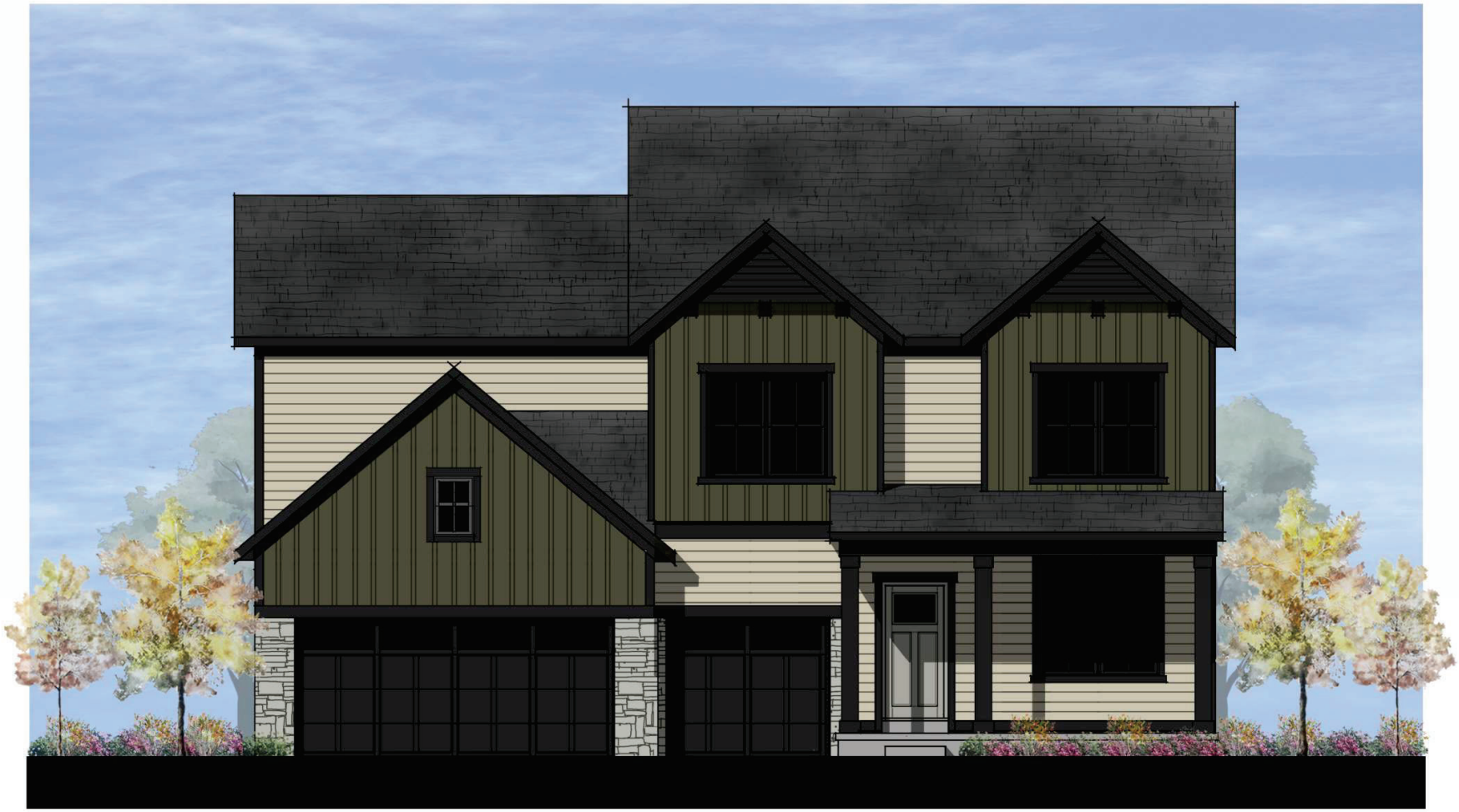
TREE PRESERVATION PLAN

T1 of T1

#11196

Page 258 of 652

WESTCHESTER FH302

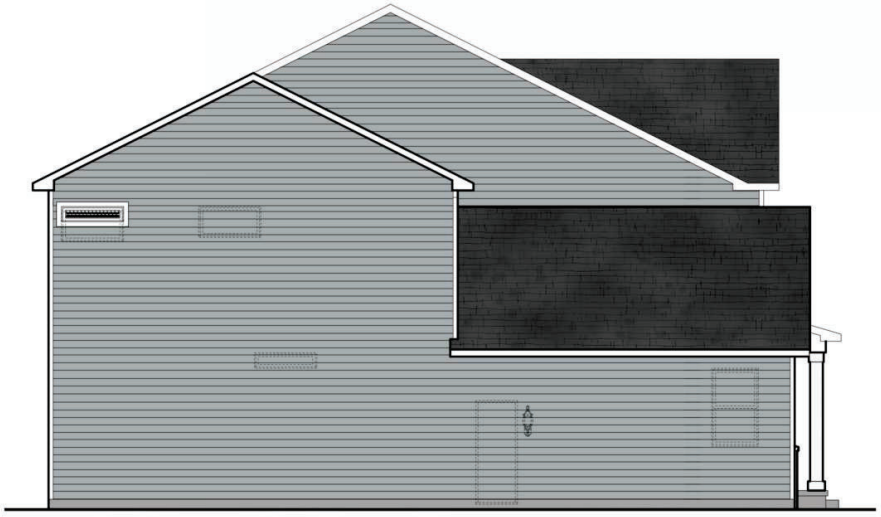


WESTCHESTER FH303

WESTCHESTER FH2G

RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

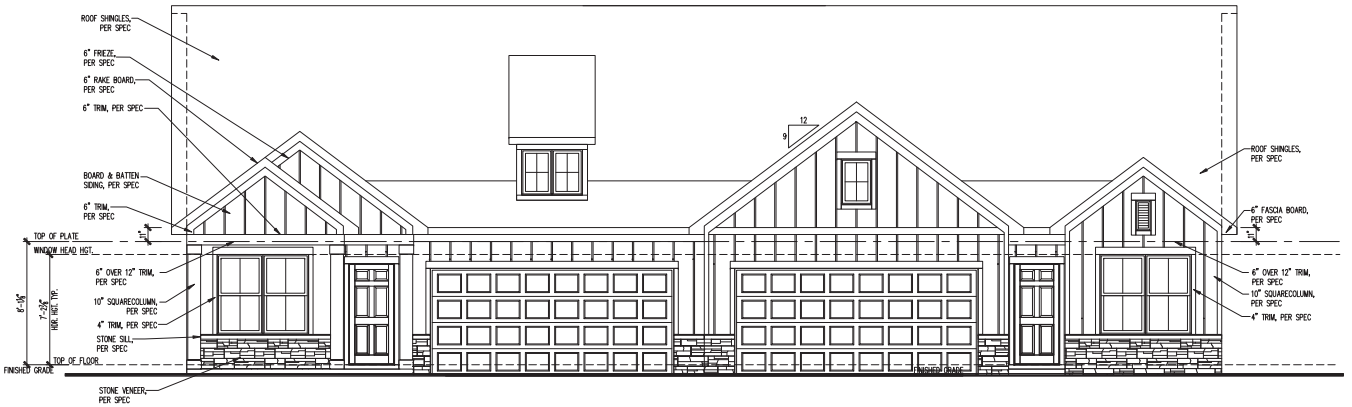
DECATUR FH303

DECATUR FH301

RIGHT ELEVATION

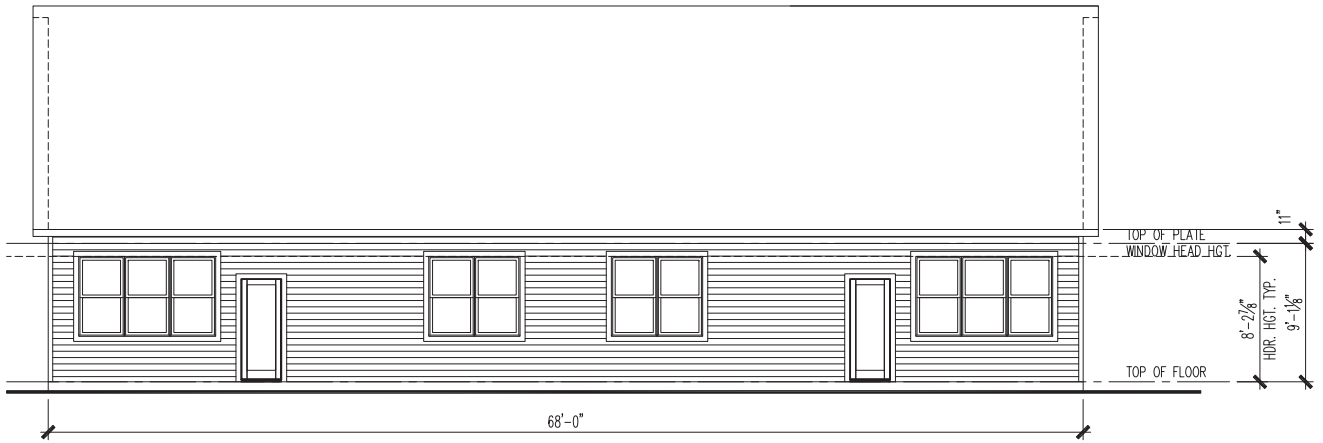
REAR ELEVATION

LEFT ELEVATION



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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Minnesota Division
7500 Office Ridge Circle, Suite 325
Eden Prairie, Minnesota 55344

PulteGroup

FRONT AND REAR ELEVATION

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
Approx 1,020
INITIAL RELEASE DATE:
03-08-2024
CURRENT RELEASE DATE:
06-27-2025

REV #	DATE / DESCRIPTION
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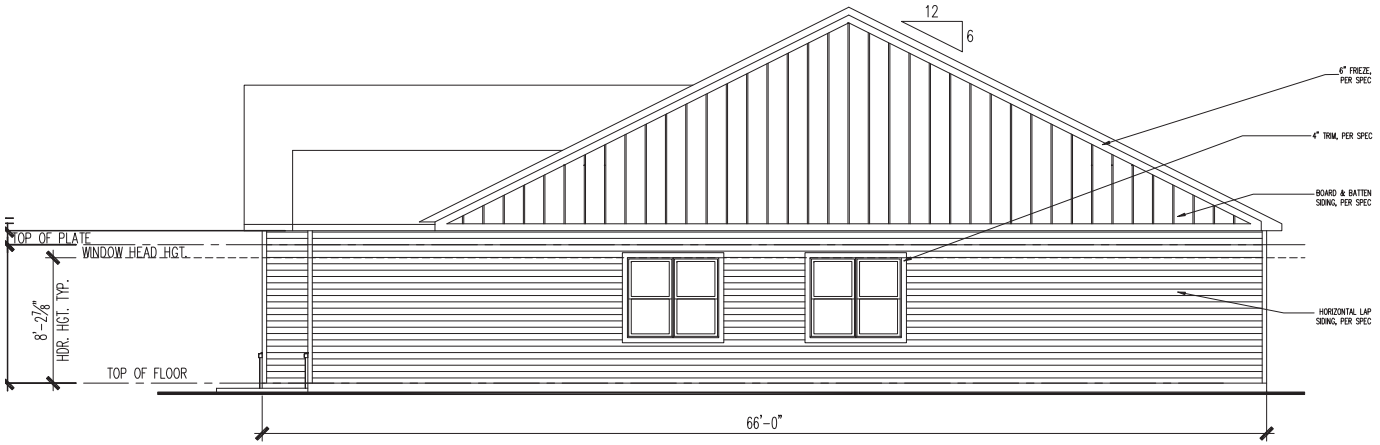
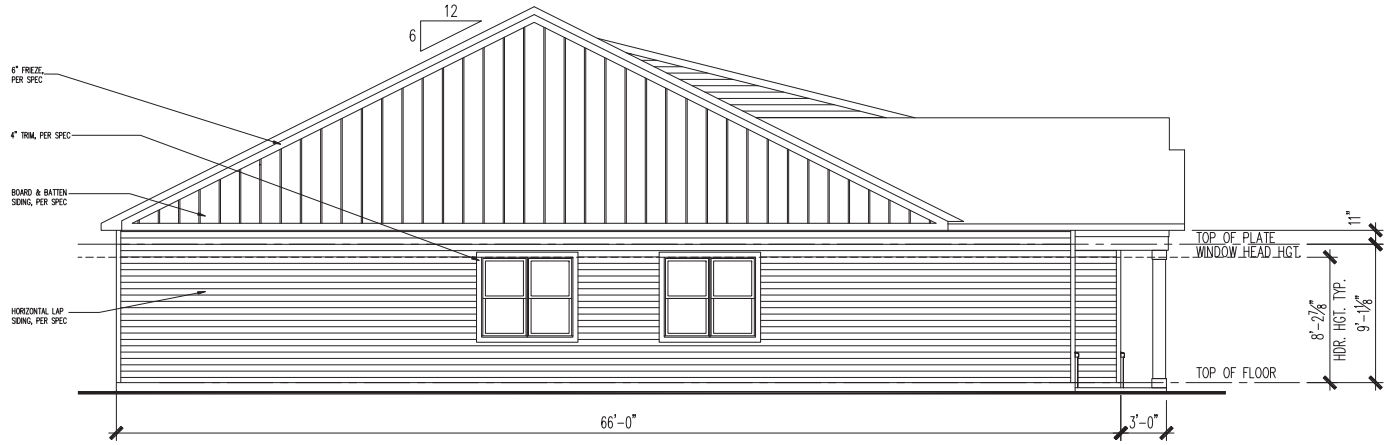
GARAGE HANDING

LAWSON PLAN ID
*

SHEET



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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Minnesota Division
7500 Office Ridge Circle, Suite 325
Eden Prairie, Minnesota 55344

PulteGroup

LEFT AND RIGHT ELEVATION

PRODUCTION MANAGER
Approved Layout
INITIAL RELEASE DATE:
03-08-2024
CURRENT RELEASE DATE:
06-27-2025

REV #	DATE / DESCRIPTION
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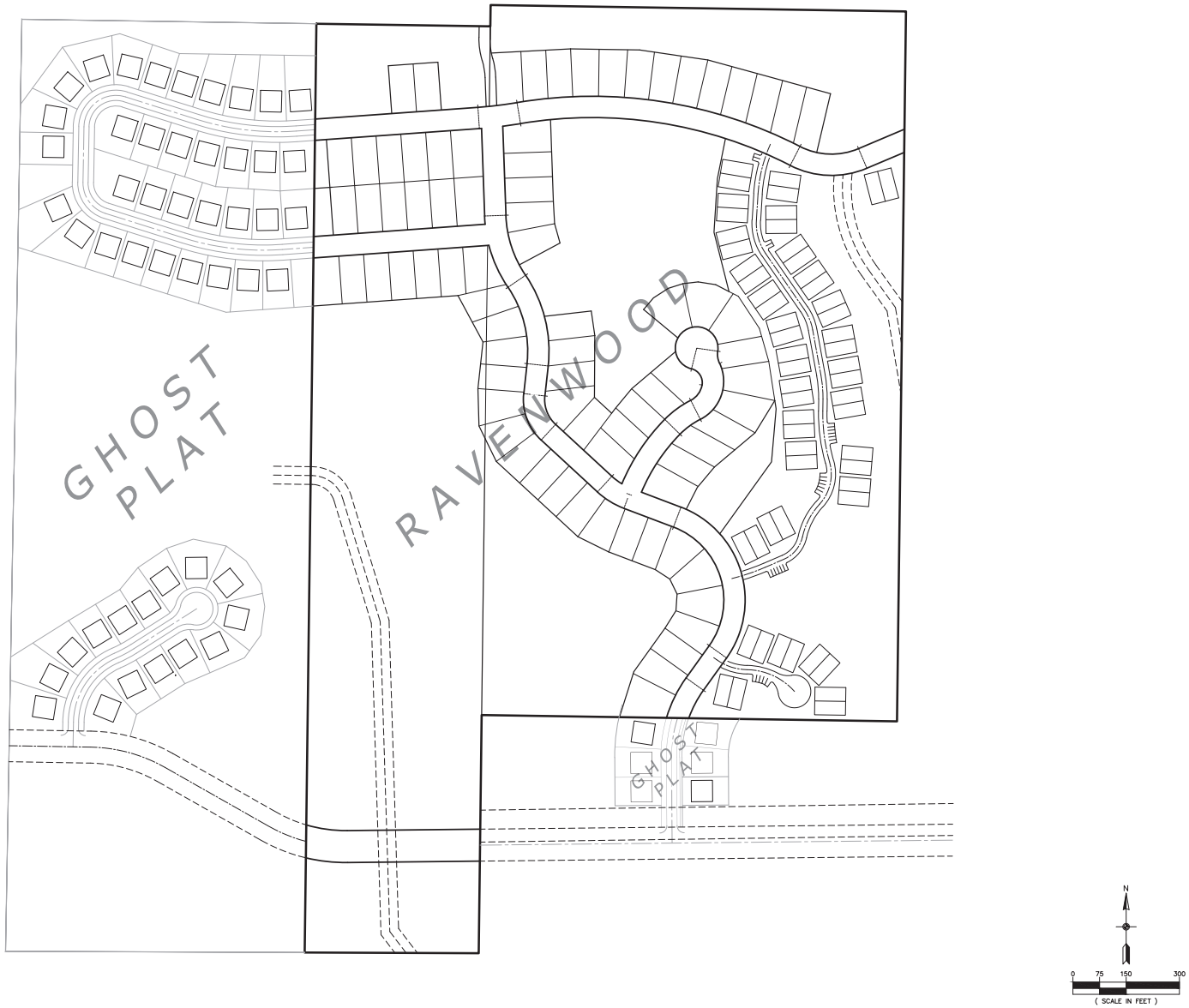
GARAGE HANDING

LAWSON PLAN ID
"

SHEET

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

GHOST PLAT EXHIBIT

RAVENWOOD
Blaine, Minnesota

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

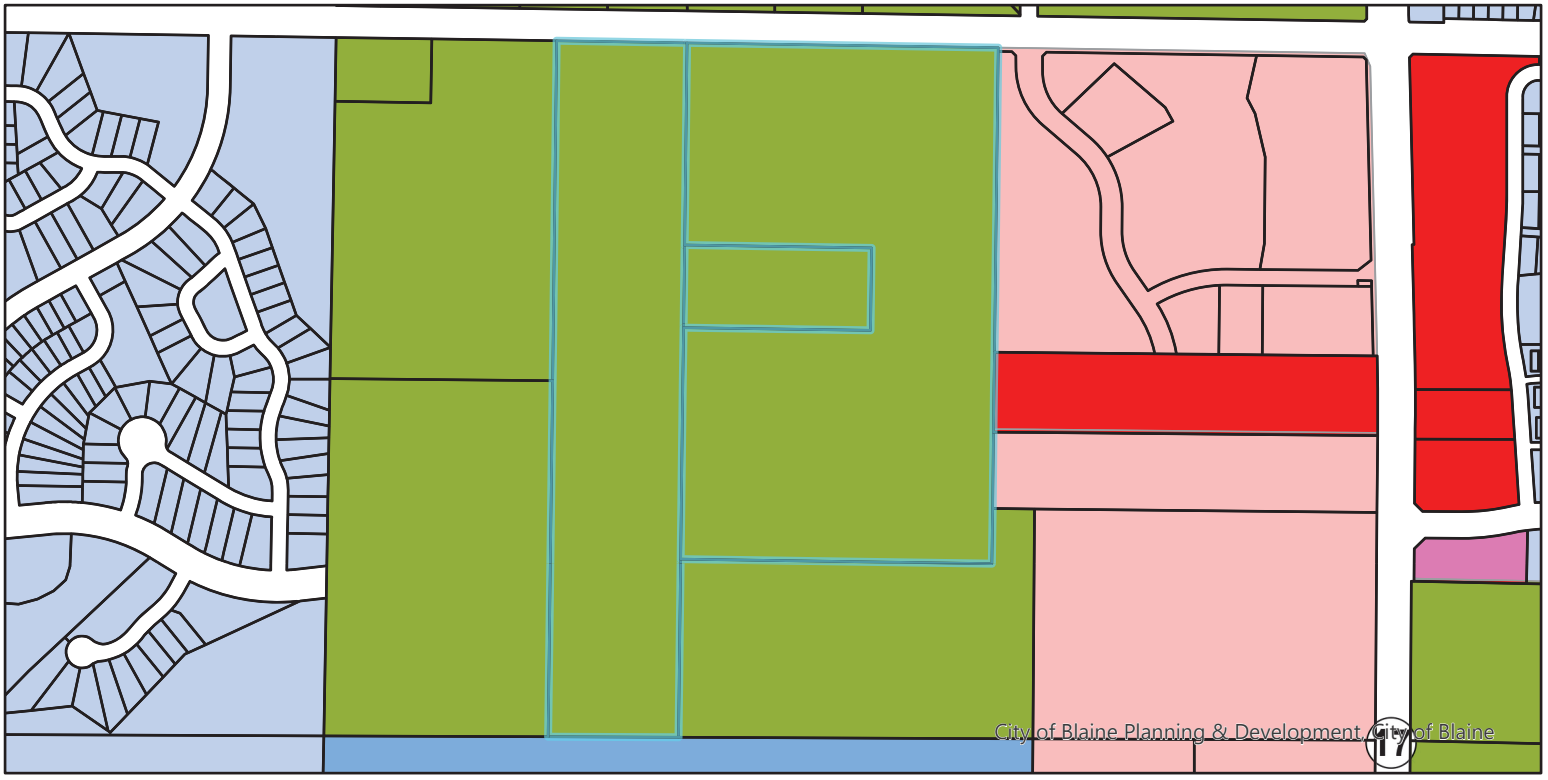
REVISIONS
1.
2.
3.
4.
5.
6.

DRAWN BY:	Carlson Engineering
ISSUE DATE:	12/12/25
FILE NO:	2858

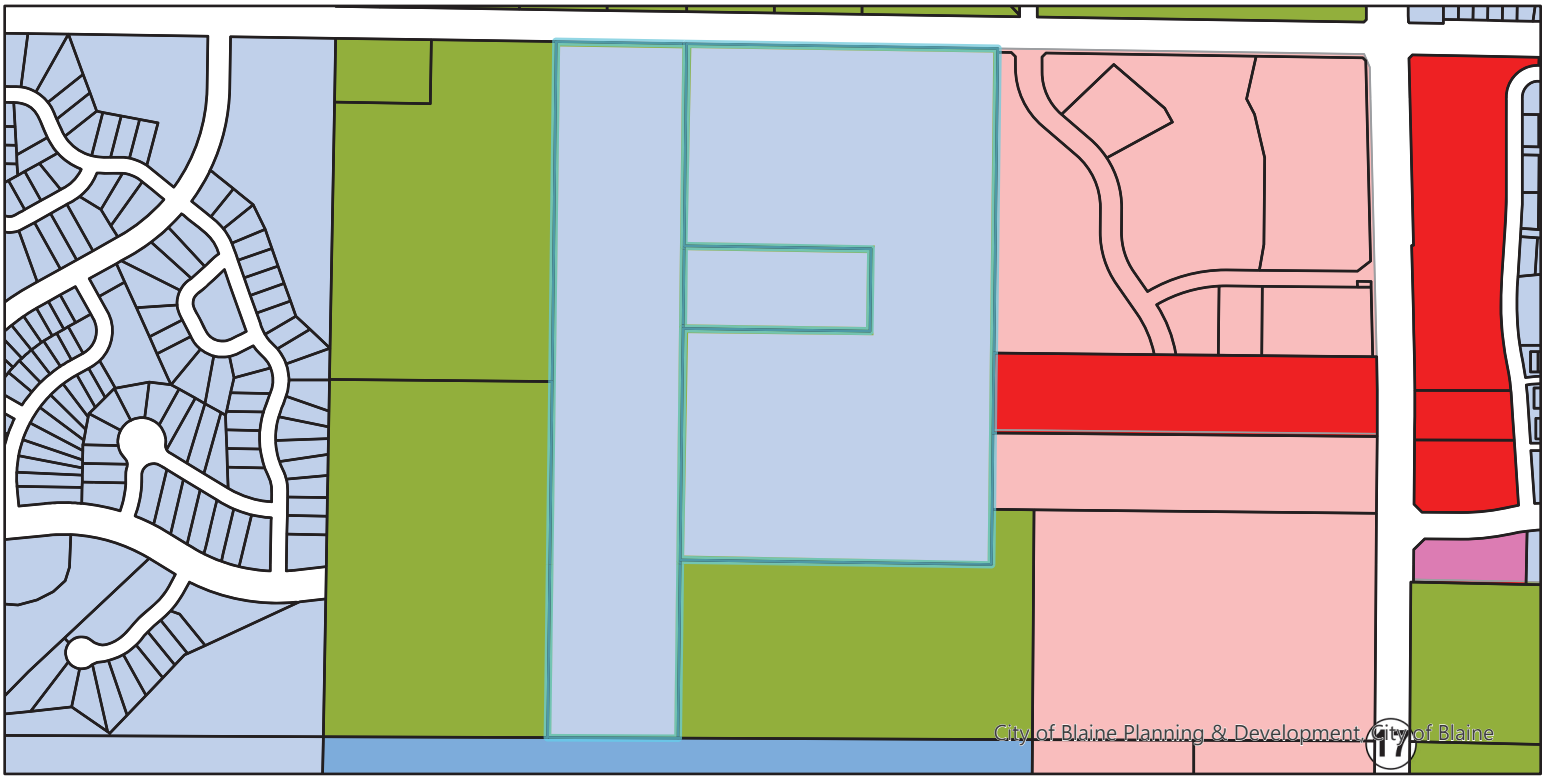
1 of 1

Existing and Proposed Zoning

Existing Zoning



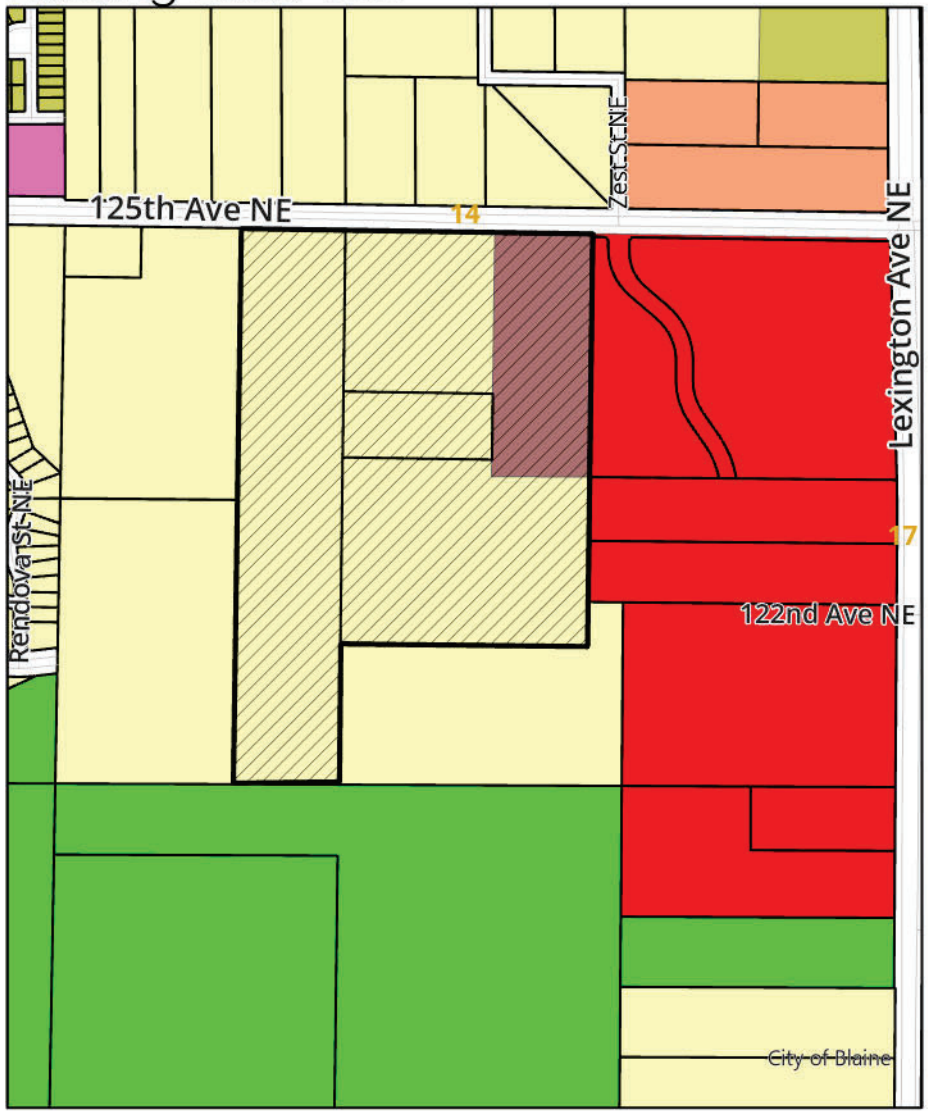
Proposed Zoning



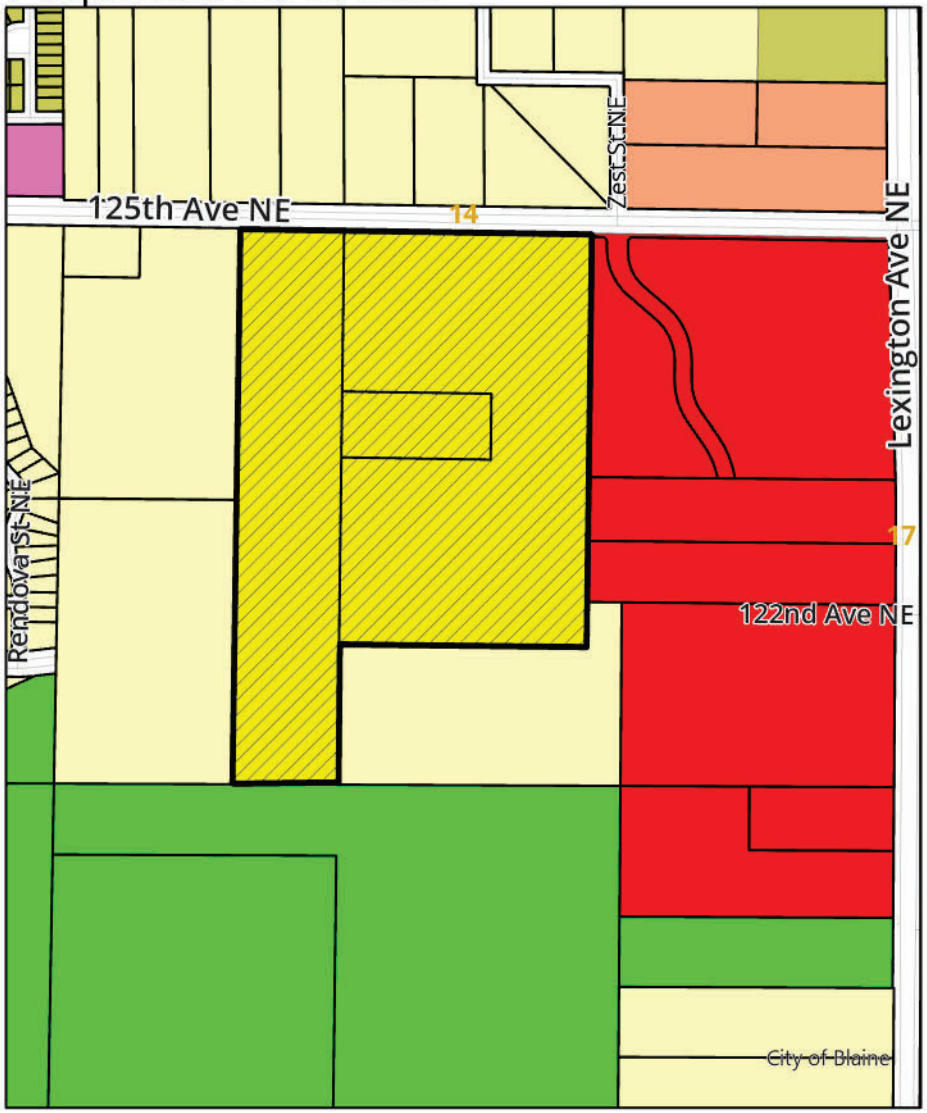
- B-2 - Community Commercial
- B-5 - Town Commercial
- PBD - Planned Business District
- FR - Farm Residential
- DF - Development Flex
- RF - Residential Flex

PC25-0056: Ravenwood

Existing Land Use



Proposed Land Use



- CC - Community Commercial
- LDR - Low Density Residential
- MDR - Medium Density Residential
- MDR/CC - Medium Density Residential/ Community Commercial
- P/OS - Park/ Open Space
- PC - Planned Commercial
- PI/PC - Planned Industrial/ Planned Commercial
- L-MDR - Low to Medium Density Residential

Ravenwood

City of Blaine, MN

APPLICATION FOR:
Preliminary Plat, Rezoning/CUP, and Comprehensive Plan Amendment

BLAINE, MINNESOTA
December 5, 2025
Revised January 9, 2026

Introduction

Pulte Homes of Minnesota, LLC ("Pulte") is pleased to be submitting this application.

Our company mission statement is ***"Building Incredible Places Where People Can Live Their Dreams."*** We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. The office for Pulte's Minnesota Division is in Bloomington. We will sell and build over 700 homes in the Twin Cities a year under the Pulte Homes and Del Webb brands.

Pulte will act as both developer of the property and builder of the homes. The primary contact for Pulte is:

Dean R. Lotter, Director of Land Planning & Entitlement
1650 West 82nd Street
Suite 300
Bloomington, MN 55431
952-219-9082
Dean.Lotter@PulteGroup.com

The owners of the property:

(1) Lisa McKinley
3900 125th Avenue NE
Blaine, MN 55449
763-913-2854
Lisa.a.Mckinely@gmail.com

(2) Jeffery and Susan Kempf
8852 Deer Trail
Pequot Lakes, MN 56472
612-816-5264
eljefe.kempf@gmail.com

The planner, surveyor, civil engineer, and landscape architect are:

Carlson McCain
Attn: Brian J. Krystofiak
3890 Pheasant Ridge Drive NE
Suite 100
Blaine, MN 55449
763-489-7920
csharp@carlson-engineering.com

The Property –

This site is an assemblage of land owned by the Kempf family and the McKinley family. The Kempf parcel is abstract property, and the McKinley parcels are torrens property. Since there are updates needed to both legal descriptions; our plat contains the current legal descriptions for each parcel on the "existing conditions" page and the proposed legal descriptions on the preliminary plat index page. We will be working with the County Examiner of Titles Office and the title company to have the legal descriptions updated to reflect the proposed legal descriptions and to obtain updated title commitments for the site concurrently with our preliminary plat approval.

Existing Legal Description:

(1) THE N 2000 FT OF W 1170 FT OF NE1/4 OF SEC 11 TWP 31 RGE 23, EX S 310 FT OF N 1130 FT OF W 702.58 FT OF SD 1/4, EX RD, SUBJ T
(2) THE S 310 FT OF THE N 1130 FT OF THE W 702.58 FT OF THE NE1/4 EX RD SUBJ TO EASE OF REC
(3) THAT PRT OF E1/2 OF NW1/4 OF SEC 11 T31 R23 DESC AS FOL: COM AT N1/4 COR OF SD SEC TH W ALG N LINE OF SD SEC 490 FT, TH S PRL

Property Identification Number

(1) 11-31-23-12-0001
(2) 11-32-23-12-0002
(3) 11-31-23-24-0002

Proposed Legal Descriptions:

Kempf Parcel (abstract property)

That part of the East Half of the Northwest Quarter of Section 11, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at the North One-Quarter corner of Section 11, Township 31, Range 23; thence West along the North line of Section 11, a distance of 490 feet; thence South and parallel to the East line of the Northwest Quarter of Section 11, to the South line of the said Northwest Quarter of Section 11; thence East along the south line of the said Northwest Quarter to the Southeast Corner thereof; thence North along the East line of said Northwest Quarter to the point of commencement, Anoka County, Minnesota.

EXCEPT Parcel 49, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.

McKinley Parcel (torrens property)

The North 2000 feet of the West 1170 feet of Northeast Quarter (NE1/4) of Section Eleven (11), Township Thirty-one (31), North of Range Twenty-Three (23) West of the Fourth Principal Meridian EXCEPT the South 310.00 feet of the North 1130.00 feet of the West 702.58 feet thereof.

Also EXCEPTING Parcel 50, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.

AND

The South 310.00 feet of the North 1130.00 feet of the West 702.58 feet of Northeast Quarter of Section 11, Township 31, North of Range 23 West of the Fourth Principal Meridian.

The Site Plan

Pulte's site plan has gone through several revisions as we worked through our concept plan with the City Council. We presented our original plan in May of 2025 and a revised plan in October of 2025. Back in May, our approach to this site proposed a blend of townhomes and single-family homes. We considered site plans with only single-family lots. However, any site plan with only single family homes ran into difficulty complying with the City's comprehensive plan and the prescribed density ranges found therein. In order to comply with the City's approved 2040 Comprehensive Plan, we needed to include a portion of medium density, which is why our May 2025 site plan proposed townhomes and 65' single-family lots. Council feedback at the May 2025 work session indicated a desire by the Council for a site plan with larger lots, upscale homes, and a neighborhood without townhomes.

During the past summer, we contemplated changes to our site plan to reflect the Council's feedback, yet thread the needle on other things like density and navigating protected wetlands while also complying with the City's Comprehensive Plan. Protected wetlands on this site are found in abundant supply. The Rice Creek Watershed District (RCWD) has rules in place to protect higher quality wetlands. Any development of this site will need to avoid these wetlands to the greatest extent possible and abide by the RCWD's wetland buffering rules as they are the regulating body over wetlands. Additionally, the parcels that will comprise the neighborhood are guided for LDR by the City's Comprehensive Plan. LDR has a density requirement of 2.5 to 6 units/acre. When site planning any neighborhood, we review a city's comprehensive plan and create a plan that follows how the land is guided to the best of our ability. This plan was approved by both the City of Blaine and the Metropolitan Council. Any site plan not providing for the minimum required density likely wouldn't get sewer extension permits issued from the MPCA at the request of the Metropolitan Council.

During the months following the review of our initial site plan last May, we had meetings with most of the City Council. It was through these meetings that it became clearer that the lot size of single-family homes was less important than the quality of the exterior aesthetics of the homes. In order to thread the needle of City Council feedback and the approved Comprehensive Plan, we revisited our plans to make changes based on this information. At our second concept plan review, we introduced a site plan with more upscale single-family homes on larger lots along

with an aesthetically pleasing twin home product for the empty nester buyer. This proposal, along with the discussion about the protected wetlands and the density required by the City's comprehensive plan, seemed to be more well received by the Blaine Council.

Density Requirement

At the May work session, most of the city council expressed a desire for the site plan to be all larger lots. This topic was further addressed at the October work session. Below is a calculation of the density of a site plan composing solely of 80' lots.

RAVENWOOD

City of Blaine

Density Calculations

12/5/25

Number of Residential Units Proposed	87
Total Acreage	82.77
Exclusions	
Wetlands and required buffers *(Wetlands & WMC Buffer)*	27.93
Rare, threatened, or endangered species preservation *(Rare Plants protection area in Outlot D)*	1.24
Public parks and public open spaces	
Arterial Roads *(Lexington Ave)*	1.26
Future Development *(Outlots J & K)*	0.17
Public stormwater in outlots to be deeded to the City* *(All ponds receive public water)*	8.26
Commercial Uses	
Other: *(ACHD Pond Easement & Electric Easement)*	1.56
Gross Density	**1.05111**
Net Density	**2.05431**

* Confirm whether outlots are eligible to be deeded to the City with the engineering department

Net density must match the land use designation from the Comprehensive Plan

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-25 units per acre
HDR	12-25 units per acre
HDR2	12-60 units per acre

An 80' wide lot plan yields a density of 2.05 units/acre. Larger acreage lots would aggravate the density calculation. Some smaller lots are needed on this site to be able to achieve the minimum density required for the site. Seventy-foot-wide lots on the interior of the site with twin homes on the east side of the site targeting the retiree population, would yield 3.1 units per acre and would comply with the City's comprehensive plan while keeping the density to the lower end of the guided density designation. The Met Council will be requiring a higher minimum density

from land use applications in the future. With the passage of time, site plans will be required to have a minimum 3.5 units/acre density. Supporting our plan now allows us and the City to keep the density to the lower end of the allowed density prescribed for LDR guided areas.

Creating lakes out of the existing wetlands

Additional feedback that was received after the May work session suggesting we could convert the wetlands on our site into man made “lakes” like the existing neighborhood to the west. I investigated the possibility of doing this and it turns out this is not feasible. I presented this information to the city council at my second presentation this past October. It’s a salient point that bears repeating in our preliminary plat application. I discussed the possibility of digging up the wetlands and creating lakes in their place with our consultant. Our consultant, Melissa Barrett with Kjolhaug Consulting had the following response to question of replacing the wetlands with lakes.

The neighborhood to the west (the Lakes) was a sod field. Very little of it was regulated wetland. Because of the poor soil (peat), the peat needed to be stripped and then the sand underneath was mined. Mined sand was used to make the new upland topography, and then the holes where sand was mined are now “lakes”. Working around wetlands was not something the project layout needed to consider.

The McKinley site has extensive, natural wetlands. Many of the wetlands are in the RCWD wetland management corridor (a contiguous corridor encompassing high priority wetland resources identified at a landscape scale). These wetlands need to be worked around as much as possible to satisfy wetland sequencing and garner a permit from the watershed and Corps of Engineers.

Neighboring Development

HJ Development’s site is proposed to be retail/commercial. As you move from east to west through the HJ site and cross over into the McKinley/Kempf site, develop goes from more intense to less intense. A commonly accepted planning practice is to build medium density homes adjacent to retail/commercial to act as a buffer between retail/commercial and the more upscale single-family homes. This allows for a soft transition as you travel further west through the McKinley/Kempf site into the larger single-family lots. The progression is similar to the Lakes development as you move through that neighborhood from the west to the east. In the Lakes development, next to busier streets there are quad homes, town homes, apartments and smaller single-family homes. As you move further away from the busier roads, the medium density development transitions to larger single-family homes. Eventually this medium density type development gives way to larger single-family homes. In our proposal, we propose to develop in a similar fashion, moving from the east to the west and we have the twin homes, a low to medium density use next to the more intense uses of the commercial area. This creates a buffer between the commercial and larger single-family homes.

Rezoning Request

We are requesting that our site be rezoned to Development Flex. This zone will allow for both proposed home and lot types to exist. Below are our responses to the Development Flex criteria analysis.

Development Flex Criteria:

The City Council shall consider the following criteria and objectives in processing the application for rezoning to the DF district and the application for the CUP:

1. The proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zone.

    - Development Flex will allow the applicant to provide a low/medium density home product, in this case a twin home, along with the larger single-family lots that are proposed. The price ranges for the Twin from $450,000 to $550,000 and the single-family home pricing will be $650,000 to $800,000+. The single-family homes will serve the family that is growing and needs more space, while the twin homes will serve a completely different buyer in the market; the empty nester/retiree.

2. The proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning.

    - Pulte's site plan overachieves regarding the amount of open space. Our proposal, Ravenwood, protects and preserves the naturally occurring wetland/ponding features of the site. Thirty-five percent of this site is preserved for high quality wetlands and the necessary buffering. An additional 12% will be reserved for ponding. Additionally, we will contribute to the park dedication fund.

3. The proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan.

    - Our proposal is to provide twin homes along with single family homes. Twin homes is becoming more in demand in communities throughout the market. Providing retiree targeted housing allows residents who no longer wish to have the responsibility of maintaining a larger home and yard, an option to stay in the community they love while giving up some of the responsibilities of mowing their lawns or removing snow from their driveway and front walkways. Pairing up twin homes with single family homes allows for a unique combination of housing that allows our proposal to comply with the density requirements of the City's comprehensive plan, while serving compatible home buyers.

4. The proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible.

    - Our site plan will preserve all the wetlands located in the Rice Creek Watershed District's wetland management corridor located on our site. Nearly 35% of our plan preserves these higher quality wetlands. There is a public ditch in the northeast portion of the site that is being crossed by our entrance road but is being left alone in its current alignment and is being protected by the same buffering that the high-quality wetlands are being afforded. While we are impacting population of rare plants located towards the interior of the site, we have adjusted our northern disturbance boundary to avoid another rare plant population altogether.

5. The proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems.

    - Our proposal complies with the comprehensive plan density range. The site is largely guided LDR with a density of 2.5 to 6 units/acre. Our proposal is coming in at 3.1 units per acre which is to the lower end of the density range. Conversations with city staff have indicated that water and sewer have capacity to serve our proposed development.

6. The proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas.

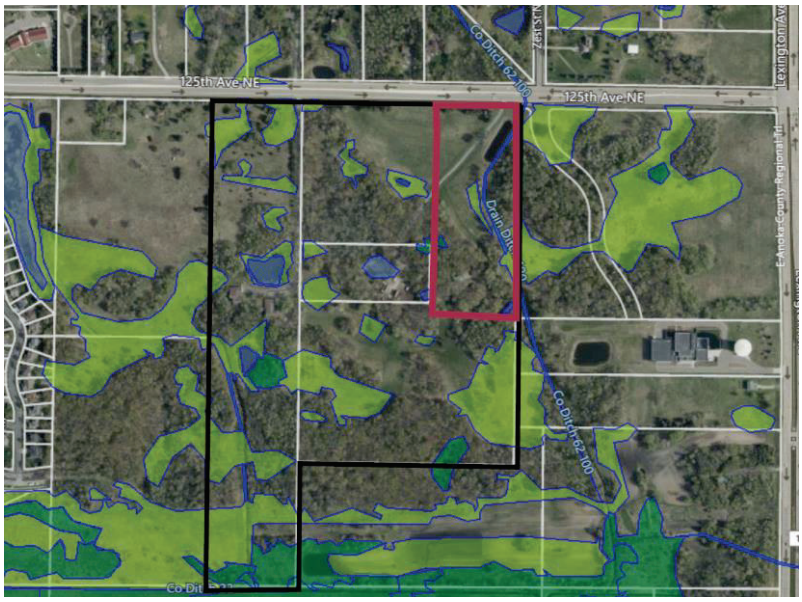
- With commercial/office development to the east, it makes sense to have a low/medium density housing element podded on the east side of our site. This creates a natural transition from a more intensive use to the less intensive use to the single-family homes we are proposing. We are also planning for street connections to the west of our site and to the south, so that our plan allows for access to other parcels as they develop at some point in the future.

7. The proposal is consistent with all other applicable city and state regulations.

    - Our application to the Rice Creek Watershed will be submitted by December 9th, 2025. A rare plant application was submitted to MNDNR on December 3rd, 2025. A replacement and mitigation plan will be submitted to the local TEP and USACOE the week of December 8th, 2025. The applicant will comply with all rules and laws associated with developing this site.

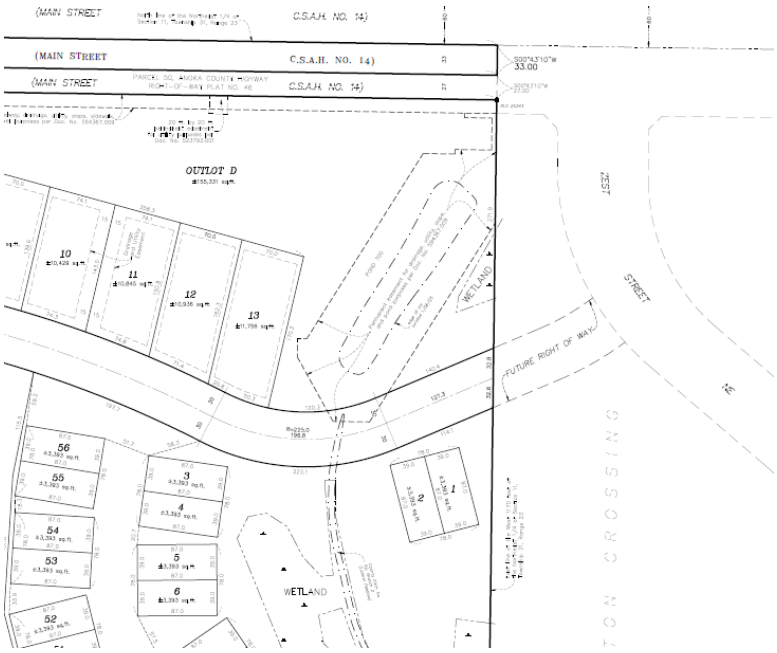
Comprehensive Plan Amendment

With our request for preliminary plat approval and a rezoning to Development Flex, we are requesting a comprehensive plan amendment be approved. While a majority of the site is guided low density residential or LDR, a small portion located in the northeast corner of the site is guided planned industrial or planned commercial or PI/PC. The black outline in the graphic below is the McKinley and Kempf parcels under consideration for this development and the majority of which is guided for low density residential. The mauve outline indicates the approximate portion of the site that is guided PI/PC. If approved, our requested comprehensive plan amendment would guide the entire site including the mauve area from LDR or PI/PC to L-MDR which still has a starting density of 2.5 units per acre.



Site Access

Access to the site would be primarily achieved with a connection to Zest. In addition to the Zest connection, temporary emergency access is proposed where there is an existing driveway. At some point in the future the Lakes Parkway will be constructed allowing for a permanent secondary access point into other developing areas and Pulte's site as well. When Lakes Parkway is constructed, temporary access from Main Street will no longer be needed and will go away. We have included in our preliminary plat what the proposed connection to Zest Street would look like.



Key Facts

- Existing zoning — Farm Residential
- Guided zoning — Low Density Residential/Commercial
- Proposed zoning — Development Flex (DF)
- Proposed use — 135 homes total
  - 79 single family homes
  - 56 twin homes

Number of Residential Units Proposed	135
Total Acreage	82.77
Exclusions	
Wetlands and required buffers *(Wetlands & WMC Buffer)*	27.93
Rare, threatened, or endangered species preservation *(Rare Plants protection area in Outlot D)*	1.24
Public parks and public open spaces	
Arterial Roads *(Lexington Ave)*	1.26
Future Development *(Outlots J & K)*	0.17
Public stormwater in outlots to be deeded to the City* *(All ponds receive public water)*	8.26
Commercial Uses	
Other: *(ACHD Pond Easement & Electric Easement)*	1.56
Gross Density	**1.63103**
Net Density	**3.18772**

- Dimensions/Setbacks – Twin Home
  - Front Setback 18 feet
  - Front Garage Setback 25 feet
  - Side Yard Setbacks 10/10 feet
  - Side Corner 20 feet

- Dimensions/Setbacks – 70' Single Family Lots
  - Front setback 25 feet
  - Corner setback 20 feet
  - Rear setback 30 feet
  - Side setback 10 feet and 10 feet
  - Minimum lot width 70 feet

Environmental Due Diligence

We have continued doing all the necessary due diligence on the site including environmental studies, geotechnical work. We conducted a rare plants survey for our site throughout this past growing season and identified two protected species of rare plants on the site. We have applied for a permit with the MNDNR regarding the impact on some protected plants. We adjusted our grading limits to avoid and protect another species of rare plants along the northern portion of the site. We also proved a tree coverage page in our preliminary plat work along with a landscaping plan.

Park Dedication

It is the applicant's intent to meet the City's Park dedication requirements by paying park dedication fees.

The Homes

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. We continually reach out

to home buyers and Pulte homeowners to get feedback to improve our home designs. It is what we call Life Tested®. Through this intensive process, we have conceived of and incorporated innovative features such as the Pulte Planning Center, the Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. Click on this link to learn more about Life Tested® process Experience Life Tested | Pulte. This exhaustive process has played a major part in Pulte's success in **"*Building Incredible Places Where People Can Live Their Dreams*."**

We are proposing to build 70' single-family lots with higher-end homes. Architecturally speaking, these homes will have LP siding with stone accents, 3 stall garages, varying roof pitches and more than 30 color schemes to ensure a diverse and rich feel to the development. Offering a twin home product here reduces the density of the site, when compared with townhomes, but still allows the application to meet the minimum density of the LDR designation. The twin home also provides an option for retirees who want to stay in Blaine but downsize the home in which they live. Twin home aesthetics are also important to the city council. We heard and understood this. Our response is to offer homes with LP siding on all sides and stone accents. Several color packages will be offered on the Twin homes as well. More information on the homes is available below.

Energy Efficiency

The homes that Pulte will be constructing will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a home built to the 2004 International Energy Conservation Code is awarded a rating of 100 (lower is more energy efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our homes runs in the range of 47 to 53. We are building extremely energy-efficient homes that dramatically exceed the International Energy Conservation Code threshold.

Phasing & Schedule

The City of Blaine's application schedule suggests that staff review, and possible planning commission and council consideration would occur as follows:

Preliminary Plat Land Use App	December 5, 2025
Preliminary plat approval	February/Mach 2026
Site development	Spring 2026
Model home opens	late 2026/early 2027
Full build of homes	early 2029

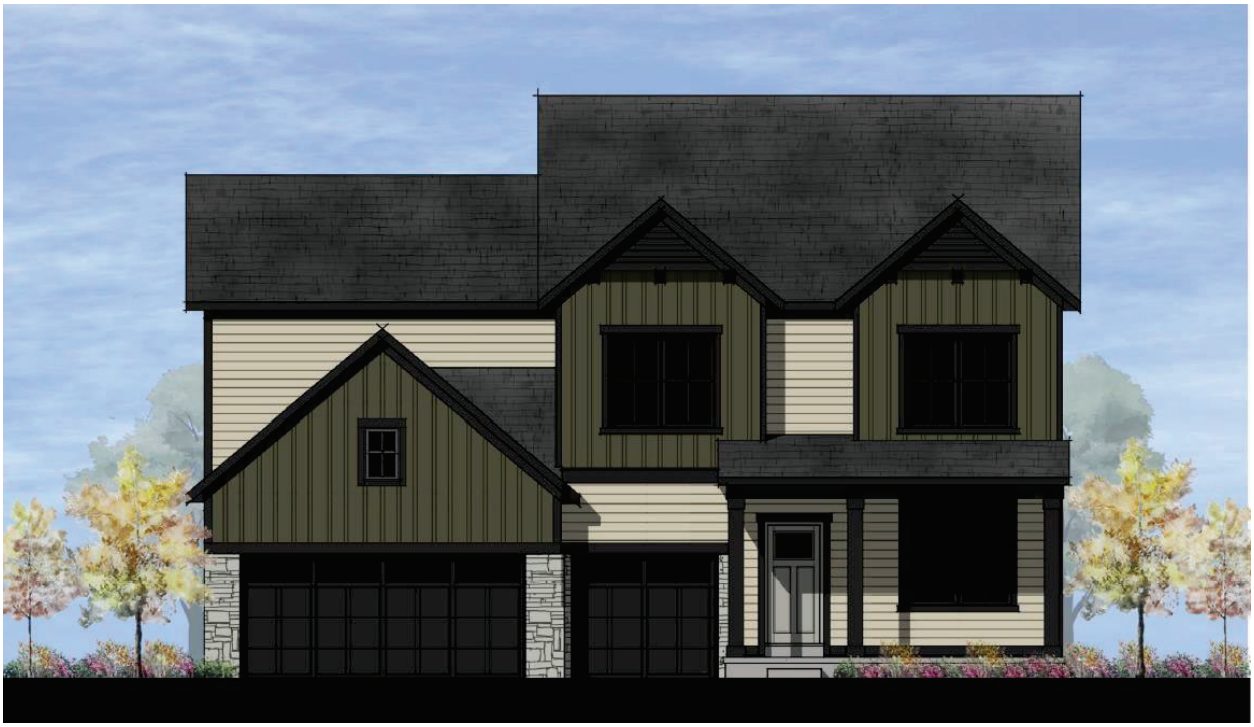
Conclusion

Site Plan Adjustments and Density Reductions: After adjusting our site plan from smaller single family lots to larger single family lots with more upscale homes and removing townhomes altogether and replacing them with twin homes, we have responded to some of the city council's concerns regarding our initial plan. We decreased the density and have agreed that the homes will have superior exterior finishes. The single-family homes on the revised plan will have stone and LP exteriors. Twin homes target an empty nester buyer, which seemed to appeal to the city council. These homes will also have stone and LP treatment on the exteriors. Our original plan had over 170 units and the revised plan has been reduced to 135 units; despite this reduction in the number of homes our plan still complies with the City of Blaine's Comprehensive Plan guidance for low density residential.

Preservation of WMC Wetlands: Additionally, there are numerous wetlands throughout the site that are considered high quality by the Rice Creek Watershed District (RCWD) and are in the RCWD's wetland management corridor (WMC). These WMC wetlands need to be preserved and also require buffering around them for protection. We designed our site to preserve these higher quality wetlands and comply with buffering requirements.

Approvals Sought: We are seeking preliminary plat approval, a rezoning/CUP of the site to Development Flex and a Comprehensive Plan Amendment, guiding the entire site to L/MDR, along with the ability to connect to Zest Street which will require access through city owned property.

Conceptual Home Elevations – Upscale Single-Family Homes.



Conceptual Twin Homes

Neighborhood Meeting Summary

February 5, 2026

The neighborhood meeting had 5 neighbors attend the meeting. The three McKinley sisters and their realtor were present as well. We presented a PowerPoint. Haley Daily Sievers from Pulte and Brian Krystofiak from Carlson Engineering also attended.

A sign in sheet was available but only two people signed the signup sheet – Mike Ferraio (sp?) and Nate Raich.

The were only a few questions asked at the end of the presentation.

One question was about access into and out of the site. Using the presentation as a visual, it was illustrated how people would gain access to the site.

Another person asked about when Lakes Parkway will be built. It was stated that while the Lakes Parkway connection has been planned for a while, we couldn't suggest when it will be built.

One person in attendance expressed concern that future residents of our neighborhood driving into The Lakes neighborhood and using their public parks. We responded to the effect that the public is free to use any public park in the City or elsewhere for that matter.

One person in attendance stated that they were a developer that lived in The Lakes and he thought our site plan was excellent.

Dean Lotter
Director of Land Planning and Entitlements
Pulte Group

City of Blaine
Density Calculations

Number of Residential Units Proposed	86
Total Acreage	82.77
Exclusions	
Wetlands and required buffers (don't include stormwater ponding)	29.1
Rare, threatened, or endangered species preservation	0.13
Public parks and public open spaces	
Arterial Roads	1.61
Future Development	
Public stormwater in outlots to be deeded to the City*	11.29
Commercial Uses	
Gross Density	**1.03902**
Net Density	**2.11614**

* Confirm whether outlots are eligible to be deeded to the City with the engineering departmer

Net density must match the land use designation from the Comprehensive Plan

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-25 units per acre
HDR	12-25 units per acre
HDR2	12-60 units per acre

Input Cell

Output Cell

SITE DATA

TOTAL SITE AREA ——— ±82.77 AC.
TOTAL NUMBER OF 80' LOTS ——— 86

80' SINGLE FAMILY LOTS
MINIMUM RESIDENTIAL SETBACK DATA:
FRONT ——— 30 FT.
SIDE (GARAGE) ——— 10 FT.
SIDE (HOUSE) ——— 10 FT.
SIDE CORNER ——— 20 FT.
REAR SETBACK ——— 30 FT.

MIN. LOT SIZE (AC.) ——— 10,000 FT.

TOTAL CENTERLINE LENGTH ——— ±5,380 L.F.

Number of Residential Units Proposed	**86**
Total Acreage	**82.77**
Exclusions	
Wetlands and required buffers (don't include stormwater pond	**29.1**
Rare, threatened, or endangered species preservation	**0.13**
Public parks and public open spaces	
Arterial Roads	**1.61**
Future Development	
Public stormwater in outlots to be deeded to the City*	**11.29**
Commercial Uses	
Net Acreage (Total Acreage-Exclusions)	**41.99**
Gross Density (86 Units/82.77 Total Acres)	**1.039**
Net Density (86 Units/41.99 Acres)	**2.1161**

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-25 units per acre
HDR	12-25 units per acre
HDR2	12-60 units per acre

LEGEND

- Denotes Delineated Wetland
- Denotes WMC Wetland
- Denotes WMC Wetland Buffer (25' Min. – 50' Average)
- Denotes Rare Plants

NOTES

1) Field work completed January 21, 2025.
2) Title commitment furnished by Title Resources Group with Commitment Date: November, 24th 2024 at 12:00am.
3) Wetlands delineated by Anderson Engineering of Minnesota, LLC. May 28th, 2024.

N

0 75 150 300

(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSON-ENGINEERING.COM

CONCEPT PLAN
80' LOT LAYOUT

RAVENWOOD
Blaine, Minnesota

PULTE GROUP
1650 W. 82nd St. South
Bloomington, MN 55431

REVISIONS
1.
2.
3.
4.
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ISSUE DATE:	03/23/2026
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City of Blaine
Planning Commission

February 10, 2026 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, February 10, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Halpern, Howard, Olson and Chair Goracke.

Members Absent: Commission Members Geiselhart, Gorzycki and Swanson.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Assistant Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.2. 2025-681 Case File No. 25-0056 // Pulte Group // 3700 and 3900 125th Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Comprehensive plan amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR).
3. Preliminary plat to subdivide approximately 83 acres into 79 single family lots, 56 twinhome lots, one common lot and 11 outlots to be known as Ravenwood
4. Conditional use permit to allow construction of 79 single family homes and 56 twin homes in a Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public

hearing for Case File 25-0056 was opened at 7:12PM.

Dean Lotter, Pulte Homes representative, thanked the commission for considering this request. He commented he began evaluating this site in 2025. He reported this project had a lot of wetlands and situations that had to be managed. He noted he was available for comments or questions.

Laura McKinley, 3900 125th Avenue NE, one of the property owners, explained her family was supportive of the proposal. She indicated she has lived in the community for decades and has seen the community grow and prosper. She stated development wasn't for everyone and she now was ready to leave the city of Blaine. When she came to this conclusion, she began a partnership with Pulte Homes because it seemed like a really good fit. She asked that the commission support the proposed request and move this item forward to the city council.

Kathy Todych, representative of the sellers, explained she has lived in six different northern suburbs over the past 25 years. She discussed how the McKinley sisters have cared for this land for more than 50 years. She indicated the McKinley sisters have purchased rural land in hopes of relocating their farms in a quieter setting. After decades of being responsible property owners, the McKinley sisters were ready to move forward with the next chapter of their lives. She commented on the housing shortage that was facing the metro area and noted Pulte Homes was well positioned to help address this need. She reported Pulte Homes has taken the time to meet with neighbors and hear their concerns. She noted the proposed development includes twin homes for seniors as well as single-family homes. She requested the city move forward with the proposed development without requiring the homes to be $1+ million like the homes in the Hidden Forest development in Ham Lake. She commented further on how there was a need for twin homes in the community.

Amy Peterson, 9932 Fillmore St NE, explained she supported the city moving forward with a responsible Blaine-appropriate housing development that supports families, existing neighborhoods and commercial investments that were being made in this area. She reported Blaine was a strong suburban community not a niche luxury market, when it came to housing. She indicated the median value home in Blaine was $391,450. She commented on how one-acre lots with million dollar homes would serve on a small narrow buyer pool. She supported this project moving forward with standard sized suburban lots with high quality homes tat would be more attainable for families. She noted this development would provide a balanced mix of housing types. She indicated there was a demand for additional housing in Anoka County between now and 2030 of over 18,000 housing units. She encouraged the commission to support the proposed development as it would bring stable housing to the community.

Alex Pavlov, 362 98th Avenue NE, explained he was a local realtor. He stated he was excited about the proposed housing project and noted there was a growing need for one level living options for seniors in the community. He encouraged the city to continue to invest in one level living options because this would free up existing housing units while also allowing seniors to age in place.

John Solem, 3421 126th Circle NE, explained he was a full-time employee of the federal government, part-time real estate agent, and was also a member of the national guard. He

stated he appreciated the sense of community that would be created through the proposed development and urged the city to not pursue larger lots and more expensive homes. He noted he moved to Blaine six years ago, and he greatly appreciated the sense of community he found in his neighborhood. He was of the opinion Pulte Homes did a wonderful job creating community and encouraged the planning commission to move this project forward.

Galen Wax, 3775 125th Avenue NE, indicated he was a life-long resident of Blaine and noted he supported this project moving forward. He asked how utilities would be brought to this development.

Project Engineer Barnes explained utilities would be brought from the Zest Street connection and would extend through the proposed streets to the south. She indicated there would be a looped watermain through this development.

Mr. Wax inquired if there would be a traffic signal at Zest Street.

Project Engineer Barnes reported a traffic signal would be constructed this summer at the Zest Street and Main Street intersection.

Ron Van Wald, 12527 Leyte Street NE, Unit D, thanked the planning commissioners for their service to the city of Blaine. He explained he was a neighbor to the McKinley sisters. He reported he has an adult son that was severely disabled and noted he has lived in this area of Blaine for the past 10 years. He indicated he supported the proposed development and encouraged the planning commission to do the same.

The public hearing was closed at 7:34PM.

Chair Goracke asked when project construction would begin if the project were approved.

Mr. Lotter explained he was working on getting approvals from all of the proper agencies and noted he hoped to begin construction in April or May of this year.

Commissioner Halpern questioned if this project would be entered and exited off of Zest Street.

Project Engineer Barnes reported this was the case. She noted there were future plans to connect the road to the Lakes Parkway extension.

Commissioner Olson asked if the development would have sidewalks.

Project Engineer Barnes explained sidewalks were part of the development.

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056A a rezoning from Farm Residential (FR) to Development Flex (DF) with the following rationale:

Case 25-0056A:

1. **The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create an attractive benchmark of quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
2. **The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.**

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056B a comprehensive plan amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR) with the following rationale:

<u>Case 25-0056B:</u>

1. **The proposed L-MDR land use is consistent with adjacent residential uses.**
2. **The L-MDR land use designation to allow twinhomes is an appropriate land use to be located adjacent to existing commercial land use.**
3. **The proposed land use allows for construction of a variety of housing products to meet market demands for a range in density.**

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056C a preliminary plat to subdivide into 79 single family lots, 56 twinhome lots, one common lot and 11 outlots to be known as Ravenwood with the following conditions:

<u>Case 25-0056C:</u>

1. **Park dedication will be required for the 135 new lots being constructed at the rate of $5,800 per unit (2026 rate), for a total park dedication fee of $783,000 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
2. **The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 7 is $8,760.00 per upland acre and will be applied to the acreage platted. This will be updated once the 2026 indexed rates become available.**
3. **Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
4. **All development signage by separate review.**
5. **Each single family lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. One additional tree is required on corner lots.**

6. **The twinhome development is required to plant one overstory, one conifer, and one ornamental tree per unit.**
7. **43 trees shall be planted adjacent to 125th Avenue.**
8. **The developer must meet the City's Tree Preservation requirements by planting 254 replacement trees for the lots that are preliminary platted (31.65 disturbed acres). This requirement can be met with the required front and rear yard trees, plantings adjacent to Lexington Avenue, and required trees for the twinhome development.**
9. **The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**
10. **Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.**
11. **The overall development shall be certified by a Professional Engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.**
12. **Plans and specifications must be approved by the City prior to start of construction.**
13. **An Anoka County right-of-way permit is required prior to start of any site work.**
14. **Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.**
15. **The developer will be required to grant right of entry to the City of Blaine so that a second monitoring well can be constructed within the existing easement area.**
16. **Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.**
17. **Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.**
18. **The developer shall provide an exhibit that denotes the public versus private areas of the storm drainage system. Outlots that will remain private shall also be included in the exhibit.**
19. **The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.**
20. **Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.**
21. **A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.**
22. **The developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.**

23. **The developer has responsibility to comply with any 125th Avenue NE improvements associated with this development per Anoka County plat review comments, if any.**
24. **The developer shall provide a construction cost estimate that includes costs for the construction of the section of Lakes Parkway that is within the property limits. This additional escrow funds will be required to be provided to the City to allow for completion of this roadway when necessary.**
25. **All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.**
26. **All streets will follow the Anoka County street name grid system.**
27. **Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.**
28. **Sidewalks and or trails are required on all streets and location will be determined in the plan review process.**
29. **Streetlights shall be installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all of the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the developer, will be required to be maintained by the homeowners association.**
30. **Hydrant locations must be reviewed and approved by the Fire Department.**
31. **Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.**
32. **As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.**
33. **The developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final FEMA documents, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.**

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056D a conditional use permit to allow construction of 79 single family homes and 56 twin homes in a Development Flex (DF) zoning district with the following conditions:

<u>Case 25-0056D:</u>

Single Family 70 foot Lots — DF Development Standards

<u>Permitted Uses:</u>

1. **Single-family detached dwellings**
2. **Group family daycare**

Accessory Uses:

1. **Private attached garages - one detached accessory structure, with area less than 120 square feet, will be permitted.**
2. **Private swimming pools meeting the requirements of Blaine Municipal Code Chapter 18 Article III.**
3. **Keeping of not more than two (2) boarders and/or roomers per dwelling unit.**

Conditional Uses:

1. **Home occupations listed as Conditional Uses in Section 129-10**

Standards:

1. **Setbacks**
    - **Front yard setback - 25 feet**
    - **Side yard setback - 10 feet (house and garage)**
    - **Corner side yard setback - 20 feet**
    - **Rear yard setback - 30 feet**
2. **Maximum building height - 2 1/2 stories or 35 feet.**
3. **It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet.**
4. **The minimum finished floor area above grade for all homes shall be 1,700 square feet above ground for a single-level home and 2,600 square feet above ground for a two-story home.**
5. **All homes shall have a minimum depth and width of 24 feet.**
6. **All single-family homes will have varying roof styles and exterior treatments. Use of premium materials such as LP siding, stone, brick, etc., to be used on all front elevations. LP siding or equivalent is required on all elevations. All homes to incorporate multiple gables or varied rooflines and articulation of the front façade.**
7. **All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.**
8. **Driveways shall not be constructed closer than three feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.**
9. **It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.**
10. **Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. All corner lots require one additional tree.**

11. **The developer to require the homeowners association to maintain all common areas.**
12. **All development entrance signage by separate permit.**
13. **43 trees shall be planted adjacent to 125th Avenue.**

Twinhome Lots

Permitted Uses:

1. **Twinhome attached dwellings**
2. **Group family daycare**

Accessory Uses:

1. **Private attached garages — No detached accessory structures.**
2. **Keeping of not more than two (2) boarders and/or roomers per dwelling unit.**

Conditional Uses:

1. **Home occupations listed as Conditional Uses in Section 129-10**

Standards:

1. **Setbacks**
    - **Front yard porch setback - 18 feet to back of curb**
    - **Front yard garage/house setback - 25 feet to back of curb**
    - **Side yard setback (between buildings) - 20 feet**
    - **Corner side yard setback - 20 feet**
2. **Maximum building height - 2 1/2 stories or 35 feet.**
3. **It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings are not permitted.**
4. **The minimum finished floor area above grade for all homes shall be 1,700 square feet above ground.**
5. **Use of premium materials such as LP siding with stone accents is to be used on all front elevations. LP siding or equivalent is required on all elevations.**
6. **All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.**
7. **It shall be required that all yards of the twinhomes be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.**
8. **It shall be required that all rear yards provide a minimum of 20-ft from the rear of the structure to any platted stormwater feature.**
9. **The twinhome development is required to plant one overstory, one conifer, and one ornamental tree per unit.**

10. **Underground irrigation must be used for all landscaped areas.**
11. **The developer to require the homeowners association to maintain all common areas.**
12. **All development entrance signage by separate permit.**
13. **All site plan and unit plans require approval from the Planning Department prior to any work being performed onsite.**
14. **In addition to the two garage stalls per unit and driveway parking, there shall be one parking space for each three units for guest parking.**

Motion seconded by Commissioner Olson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the March 2, 2026 city council meeting.

City of Blaine
Staff Report

File Number: ORD 26-2602

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Ordinance

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.5

Second Reading
Ordinance Approving a Rezoning from Farm Residential (FR) to Development Flex (DF) at 3700 and 3900 125th Avenue NE. Pulte Group (Ravenwood) (Case File No. 25-0056/SLK)

Executive Summary

The applicant is requesting a rezoning from Single Family (R-1) to Development Flex (DF) to construct 79 single-family homes and 56 twinhomes.

Background

Planning Commission (Public Hearing)	02/10/26
City Council (1st Reading)	03/02/26
City Council (2nd Reading)	04/06/26
Action Deadline (60 Days)	03/14/26
Action Deadline (60 Days - City Extended)	05/13/26

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Rezoning
Section 101-3 Criteria for granting zoning/comprehensive plan amendments:
The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed district is consistent with the Comprehensive Plan.
- How the proposed district differs from the existing district.

- How the proposed district meets the goals and polices of the City.

Evaluation of Request
Planning Analysis
Surrounding Zoning and Uses
North, West, and South - Vacant land, single-family homes and wetlands zoned Farm Resdential (FR).
East - Zoned Town Commercial (B-5) and currently vacant.

Current and Proposed Land Use
The majority of the property is guided Low Density Residential (LDR) with a small portion guided Planned Industrial/Planned Commercial (PI/PC). The applicant proposes a comprehensive plan amendment for the whole site to L-MDR.

The proposed land use designation is consistent with the adjacent residential properties and the addition of L-MDR is an appropriate land use to be located adjacent to existing commercial land use. The L-MDR zoning district allows for twin homes.

Current Zoning
The property is currently zoned FR. The FR district is intended for areas where urban services are not presently available. In order to develop, a rezoning is necessary.

Proposed Zoning
The Development Flex (DF) District is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this subpart. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing said owner's property with greater flexibility in land uses, and at the same time, protect the interest of surrounding properties in the following ways:

(1) By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls.
(2) By permitting a combination of housing types and style, including single-family, two-family, and multiple-family dwellings, with the exception of manufactured homes.
(3) By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments.
(4) By allowing for any type of ownership, private, condominium, or rental.
(5) By allowing flexibility in setback and height restrictions.
(6) By allowing nonresidential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such nonresidential uses will enhance the character, amenities, and convenience of those who live in the proposed development.
(7) By providing an efficient use of land resulting in more cost-efficient installation of utilities, streets, and other facilities.
(8) By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas.
(9) By contributing to the tax base of the community without making undue demands on the community service.
(10) By providing the means for greater creativity and flexibility in environmental design than is

provided under the strict application of the city zoning regulations and subdivision ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the city and its inhabitants.

Land Use Designation

Most of the property is designated as LDR and allows 2.5–6 units per acre, and an approximately 12 acre area in the northeast corner of the property has a PI/PC land use. However, LDR and PI/PC do not allow townhomes. Therefore, the applicant is requesting a land use destination of L-MDR to allow townhomes but still allow a density of 3.1 units per acre.

Existing Conditions

The three subject properties are a total of approximately 83 acres and have an existing single-family home with accessory buildings on the two western parcels. The larger eastern parcel has accessory buildings located on the parcel. The site has vast amounts of wetlands and may have plants categorized as endangered species.

History

The City Council reviewed a concept plan in May 2025 that included 83 65-foot-wide single-family lots and 91 townhomes. Council consensus in May was to not support a land use change to allow townhomes as many council members wanted to see unique homes on larger lots. In October 2025, the applicant submitted a revised concept plan that they felt provided upscale single-family homes on 70-foot lots, and twin homes which target the move-down, or retiree buyer. The site plan met the comprehensive plan's minimum density requirements.

The consensus of the City Council was that they were receptive to the changes the applicant made to the plans in October 2025, but no definitive direction was given.

Plat

The preliminary plat creates 79 single-family lots and 56 twinhome lots, one common lot, and 11 outlots for ponding, wetlands, and future development. The DF zoning district does not have minimum lot sizes. The lot width of the single-family lots is 70 feet and the twinhome lots are 39 feet wide.

Lots range from 3,393 s.f to 12,687 s.f. As proposed, the lot sizes are as follows:

- Common Lot - 12.01 acres
- Oultot A - 2.24 acres
- Outlot B - .10 acres
- Outlot C - .06 acres
- Outlot D - 3.57 acres
- Outlot E - 6.68 acres
- Outlot F - .81 acres
- Outlot G - 6.03 acres
- Outlot H - 16.55 acres
- Outlot I - 2.89 acres
- Outlot J - .12 acres
- Outlot K - .15 acres

Architecture
The proposed single-family homes and twinhomes will have varying roof styles and exterior treatments. All homes constructed should be consistent in architecture, materials and style with the drawings/elevations submitted for Conditional Use Permit (CUP) approval. Use of premium materials such as stone accents on all front elevations and LP smart siding on all elevations for the single-family homes. Each twinhome will have stone and LP siding fronts and LP siding on sides and rears.

Setbacks
The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:
Single Family-70 foot lots

- Front yard setback - 25 feet
- Side yard setback - 10 feet (house and garage)
- Corner side yard setback - 20 feet
- Rear yard setback - 30 feet

Twinhomes Lots

- Front yard porch setback - 18 feet to back of curb
- Front yard garage/house setback - 25 feet to back of curb
- Side yard setback (between buildings) - 20 feet
- Corner side yard setback - 20 feet
- 0 lot line for shared walls

The applicant has submitted an informational concept plan that includes 86–80 foot wide lots. This concept does not meet the LDR density requirement of 2.5 units per acre. The applicant has stated they would need approximately 102- 80 foot wide lots to meet the 2.5 units per acre requirement.

Parking
In addition to the two garage stalls per unit and two driveway stalls for the twinhomes, there shall be one parking space for each three units for guest parking. The site plan has 27 guest parking stalls shown. The parking provided meets the zoning ordinance requirement.

Landscaping
The landscape plan proposes one front yard tree, one rear yard tree and additional trees on corner lots in the single-family home area. The twinhomes will provide one overstory, one conifer, and one ornamental tree per unit. Additional trees will be planted adjacent to 125th Avenue. The proposed landscape plan meets requirements.

The city forester has reviewed the landscape plan and is requiring the substitution of 21 Northwood Red Maple and 19 Red Oak for different species, either Ginkgo, London Planetree, Horse Chestnut, Musclewood.

Tree Preservation
Approximately 31.65 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 254 trees would be required for tree replacement purposes.

The developer has proposed a total of 400 trees to be planted within this development. The tree preservation replacement requirement has been met. A total of 8.15 acres of trees are proposed to be saved on the site.

Park Dedication
Park dedication will be required for the 135 new residential lots being constructed at the rate of $5,800 per unit (2026 rate) for a total park dedication fee of $783,000 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Engineering Analysis
Grading/Storm Drainage
The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) and city approved grading, drainage, erosion protection and sediment control plans prepared by the developer's engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

The grading plan shall provide greater detail on protecting existing trees and additional information on the adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities
The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2026 rate for Sanitary Sewer District 7 is $8,883.00 per upland acre and will be applied to the acreage platted.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Utilities will be extended to the edge of the plat for future connection to adjacent parcels.

The developer shall provide an exhibit that denotes the public versus private areas of the storm drainage system. Outlots that will remain private shall also be included in the exhibit.

Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water source for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in the easement.

The developer will need to submit the project to RCWD. Review, approval and permits are required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the homeowners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to Zest Street NE.

The developer will be required to grant right of entry to the City of Blaine so that a second monitoring well can be constructed within the existing easement area along 125th Avenue.

The developer shall provide a construction cost estimate that includes costs for the construction of the section of Lakes Parkway that is within the property limits. These additional escrow funds will be required to be provided to the City to allow for completion of this roadway when necessary.

All local roads shall be constructed to 29-feet back-to-back of width and will extend to the edge of the plat for future connection with adjacent parcels.

Six-foot concrete sidewalks are required to be constructed on one side of all local streets. Location to be determined in the plan review process.

The trail along the south side of 125th Avenue shall be maintained and/or modified as per the approved construction drawings.

As part of the street design, the development will be required to provide streetlights installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

Easements/Right-of-way/Permits
The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

All local public streets require dedication of 60-feet of right-of-way.

The developer is to provide access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10-feet wide and allow for vehicular access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.

Attachment List:
Zoning and Location Map
Preliminary Plat
Grading Plan
Landscape Plan
Tree Preservation Plan
House Elevations
Ghost Plat
Existing and Proposed Zoning
Existing and Proposed Land Use
Narrative
Neighborhood Meeting Summary
80-foot Lot Informational Plan
Density Calculation Sheet -80 foot Concept Plan
Unapproved Planning Commission Minutes 2/10/26

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. The meeting minutes are attached for reference to the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held on February 5, 2026. A summary of the meeting is attached. Comments included questions related to site access and when Lakes Parkway extension will be constructed.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved 021026 PC Minutes

City of Blaine

Signature Copy
Ordinance: ORD 26-2602

Second Reading
Ordinance Approving a Rezoning from Farm Residential (FR) to Development Flex (DF) at 3700 and 3900 125th Avenue NE. Pulte Group (Ravenwood) (Case File No. 25-0056/SLK)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

The North 2000 feet of the West 1170 feet of Northeast Quarter (NE1/4) of Section Eleven (11), Township Thirty-one (31), North of Range Twenty-Three (23) West of the Fourth Principal Meridian EXCEPT the South 310.00 feet of the North 1130.00 feet of the West 702.58 feet thereof.

Also EXCEPTING Parcel 50, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.

AND

The South 310.00 feet of the North 1130.00 feet of the West 702.58 feet of Northeast Quarter of Section 11, Township 31, North of Range 23 West of the Fourth Principal Meridian.
(Torrens Property)

AND

That part of the East Half of the Northwest Quarter of Section 11, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at the North One-Quarter corner of Section 11, Township 31, Range 23; thence West along the North line of Section 11, a distance of 490 feet; thence South and parallel to the East line of the Northwest Quarter of Section 11, to the South line of the said Northwest Quarter of Section 11; thence East along the south line of the said Northwest Quarter to the Southeast Corner thereof; thence North along the East line of said Northwest Quarter to the point of commencement, Anoka County, Minnesota.

EXCEPT Parcel 49, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.
(Abstract Property)

Section 2. The above described property is hereby rezoned from:

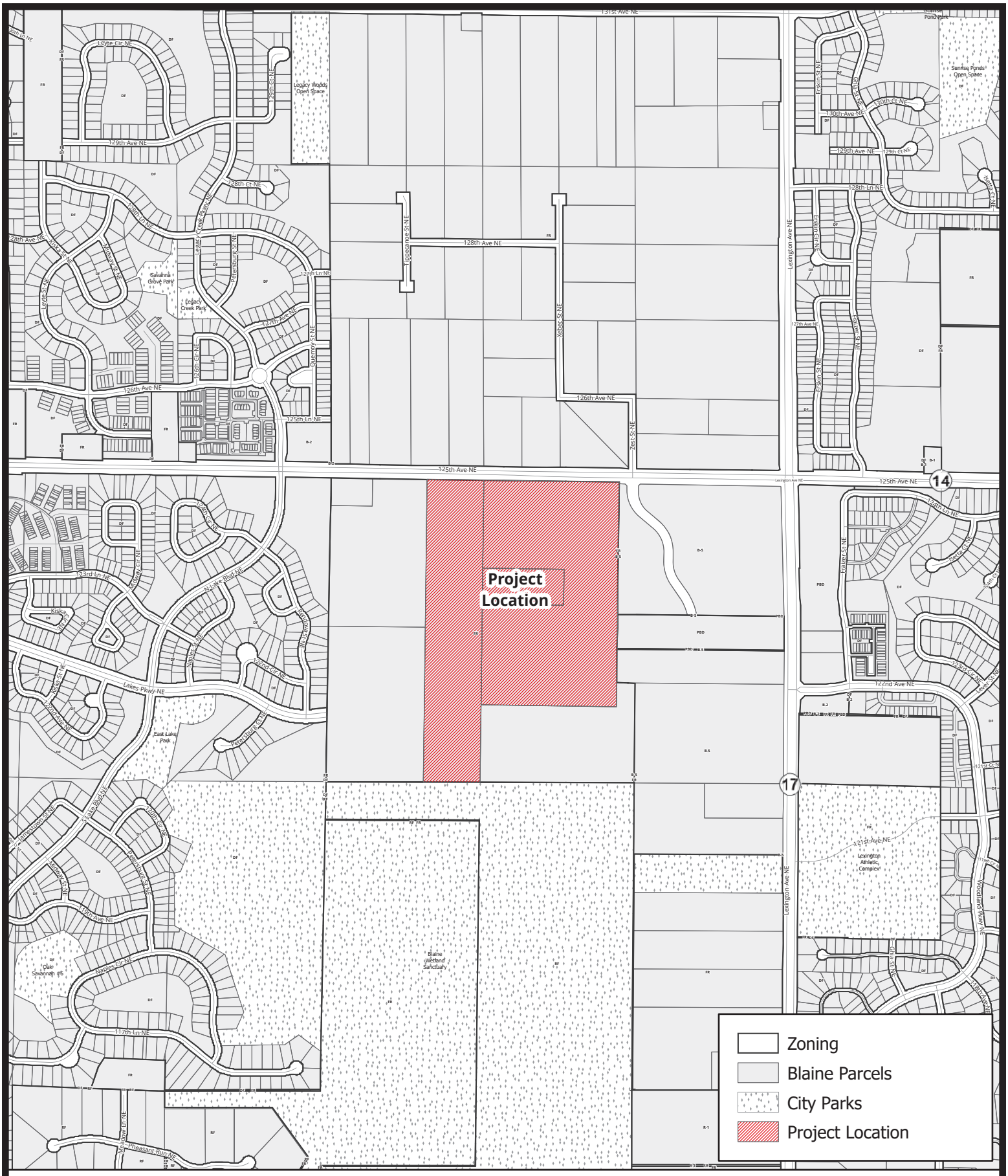
~~Farm Residential~~
to

Development Flex

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 2nd day of March, 2026.

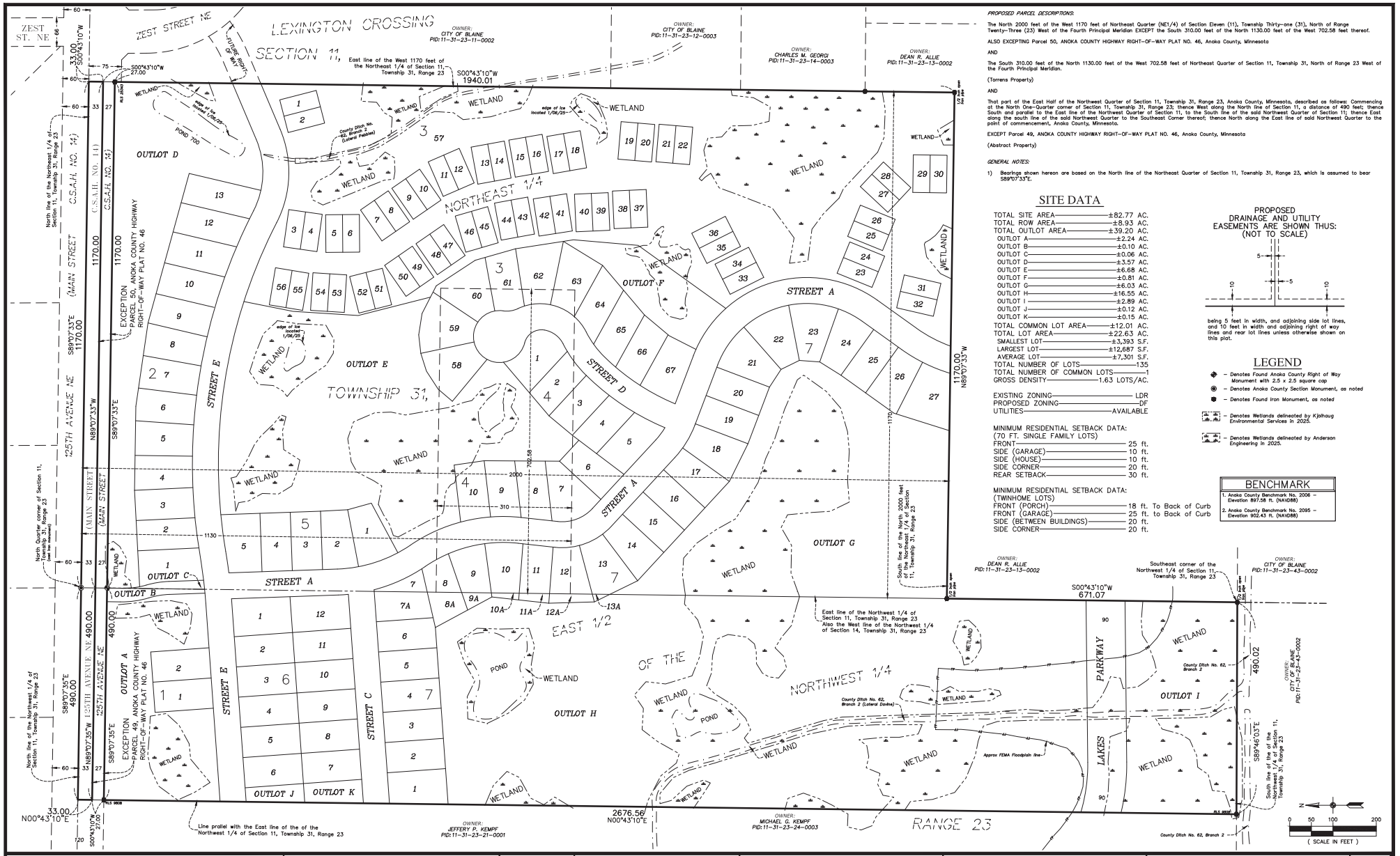
PASSED by the City Council of the City of Blaine this 6th day of April, 2026.



Case File No. 25-0056
Ravenwood

BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



PROPOSED PARCEL DESCRIPTIONS:

The North 2000 feet of the West 1170 feet of Northeast Quarter (NE1/4) of Section Eleven (11), Township Thirty-one (31), North of Range Twenty-Three (23) West of the Fourth Principal Meridian EXCEPT the South 310.00 feet of the North 1130.00 feet of the West 702.58 feet thereof.

ALSO EXCEPTING Parcel 50, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota

AND

The South 310.00 feet of the North 1130.00 feet of the West 702.58 feet of Northeast Quarter of Section 11, Township 31, North of Range 23 West of the Fourth Principal Meridian.

(Torrens Property)

AND

That part of the East Half of the Northwest Quarter of Section 11, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at the North One-Quarter corner of Section 11, Township 31, Range 23; thence West along the North line of Section 11, a distance of 490 feet; thence South and parallel to the East line of the Northwest Quarter of Section 11, to the South line of the said Northwest Quarter of Section 11; thence East along the south line of the said Northwest Quarter to the Southeast Corner thereof; thence North along the East line of said Northwest Quarter to the point of commencement, Anoka County, Minnesota.

EXCEPT Parcel 49, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota

(Abstract Property)

GENERAL NOTES:

1) Bearings shown hereon are based on the North line of the Northeast Quarter of Section 11, Township 31, Range 23, which is assumed to bear S89°07'33"E.

SITE DATA

TOTAL SITE AREA	±82.77 AC.
TOTAL ROW AREA	±8.93 AC.
TOTAL OUTLOT AREA	±39.20 AC.
OUTLOT A	±2.24 AC.
OUTLOT B	±0.10 AC.
OUTLOT C	±0.06 AC.
OUTLOT D	±3.57 AC.
OUTLOT E	±6.68 AC.
OUTLOT F	±0.81 AC.
OUTLOT G	±6.03 AC.
OUTLOT H	±16.55 AC.
OUTLOT I	±2.89 AC.
OUTLOT J	±0.12 AC.
OUTLOT K	±0.15 AC.
TOTAL COMMON LOT AREA	±12.01 AC.
TOTAL LOT AREA	±22.63 AC.
SMALLEST LOT	±3,393 S.F.
LARGEST LOT	±12,687 S.F.
AVERAGE LOT	±7,301 S.F.
TOTAL NUMBER OF LOTS	135
TOTAL NUMBER OF COMMON LOTS	1
GROSS DENSITY	1.63 LOTS/AC.
EXISTING ZONING	LDR
PROPOSED ZONING	DF
UTILITIES	AVAILABLE

MINIMUM RESIDENTIAL SETBACK DATA:
(70 FT. SINGLE FAMILY LOTS)

FRONT	25 ft.
SIDE (GARAGE)	10 ft.
SIDE (HOUSE)	10 ft.
SIDE CORNER	20 ft.
REAR SETBACK	30 ft.

MINIMUM RESIDENTIAL SETBACK DATA:
(TWINHOME LOTS)

FRONT (PORCH)	18 ft. To Back of Curb
FRONT (GARAGE)	25 ft. to Back of Curb
SIDE (BETWEEN BUILDINGS)	20 ft.
SIDE CORNER	20 ft.

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

being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

LEGEND

- – Denotes Found Anoka County Right of Way Monument with 2.5 x 2.5 square cap
- – Denotes Anoka County Section Monument, as noted
- – Denotes Found iron Monument, as noted
- – Denotes Wetlands delineated by Kjolhaug Environmental Services in 2025.
- – Denotes Wetlands delineated by Anderson Engineering in 2025.

BENCHMARK

1. Anoka County Benchmark No. 2006 – Elevation 897.58 ft. (NAVD88)
2. Anoka County Benchmark No. 2095 – Elevation 902.43 ft. (NAVD88)

CARLSON ENGINEERING — ENGINEERING · SURVEYING · PLANNING
3800 RENAISSANCE BLVD SUITE 100, BLAINE, MN 55449
TEL 763.489.1990 FAX 763.489.1996
CARLSON-MN.COM

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 12/05/25 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 12/05/25
FILE NO: 2858

Revisions:
1. 12/12/25 add Maintenance Access / City Comments

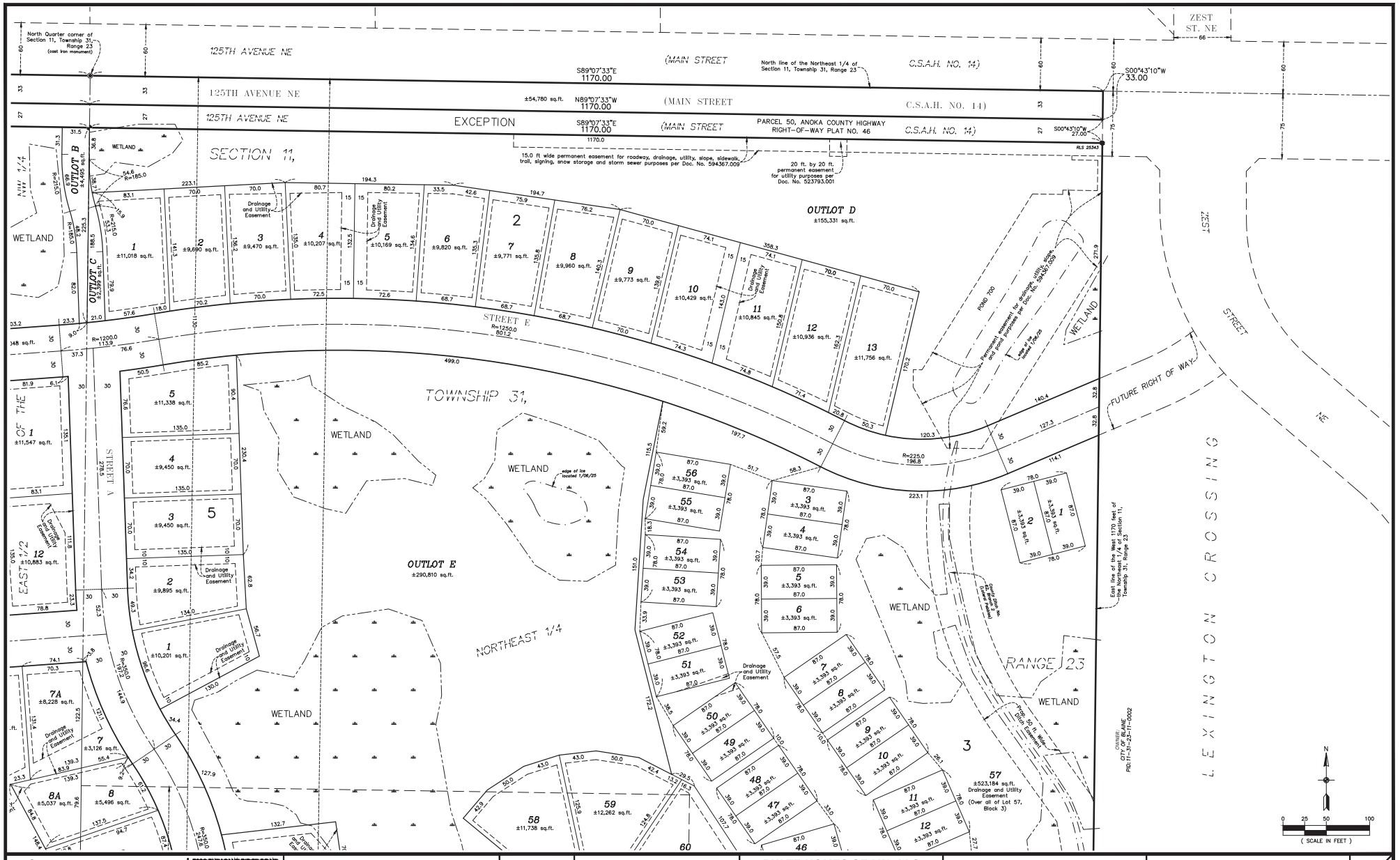
PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY PLAT INDEX

3 of 20

Save Date: 12/05/25 P:\jobs\11181 - 11200\11196 - Kemp-Holmberg parcels blaine\civil 3d\survey\dwg\plat\11196_preplat index.dwg



CARLSON ENGINEERING

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Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 12/05/25 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 12/05/25
FILE NO: 2858

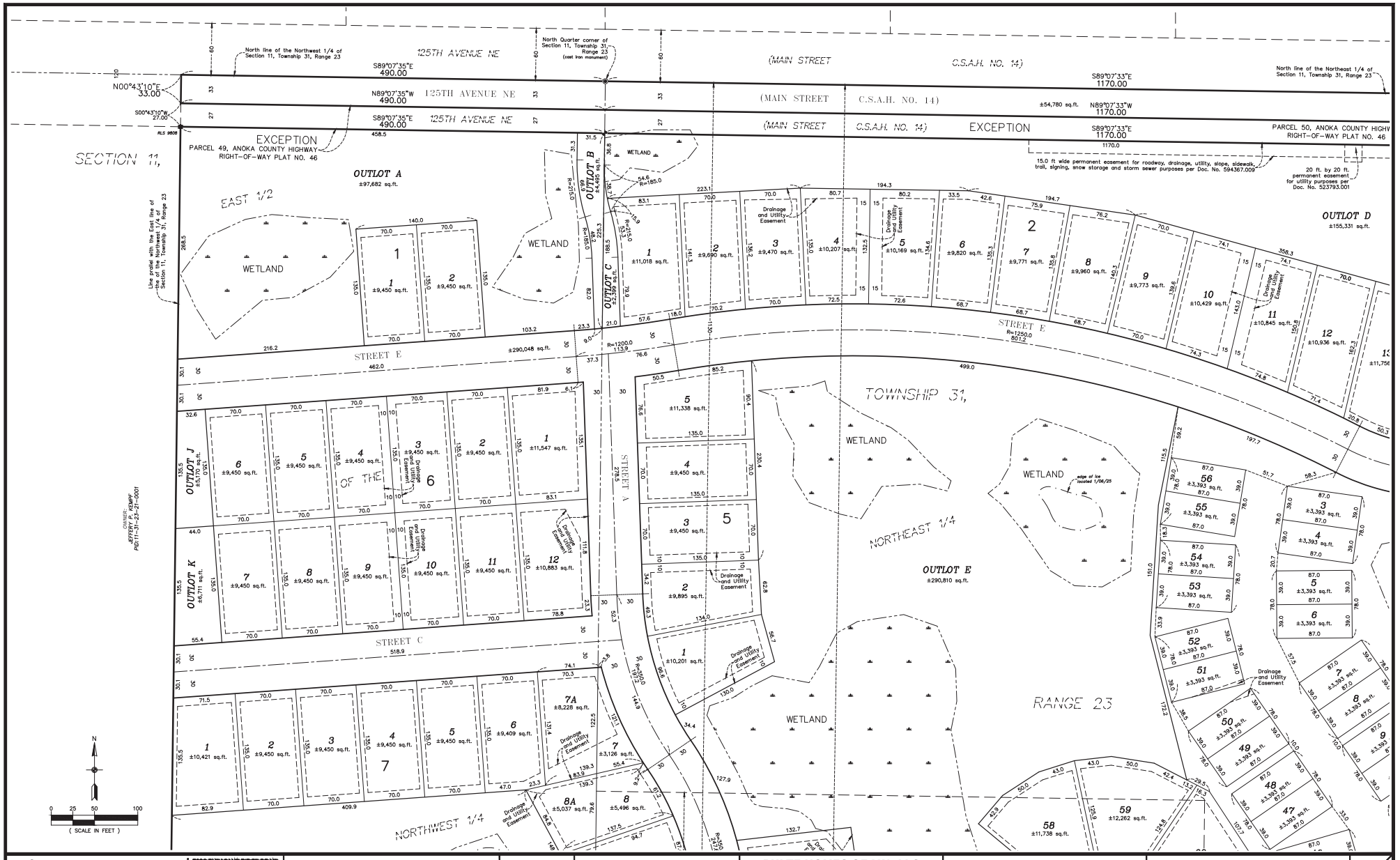
Revisions:
1. 12/12/25 add Maintenance Access / City Comments

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY PLAT

4 of 20



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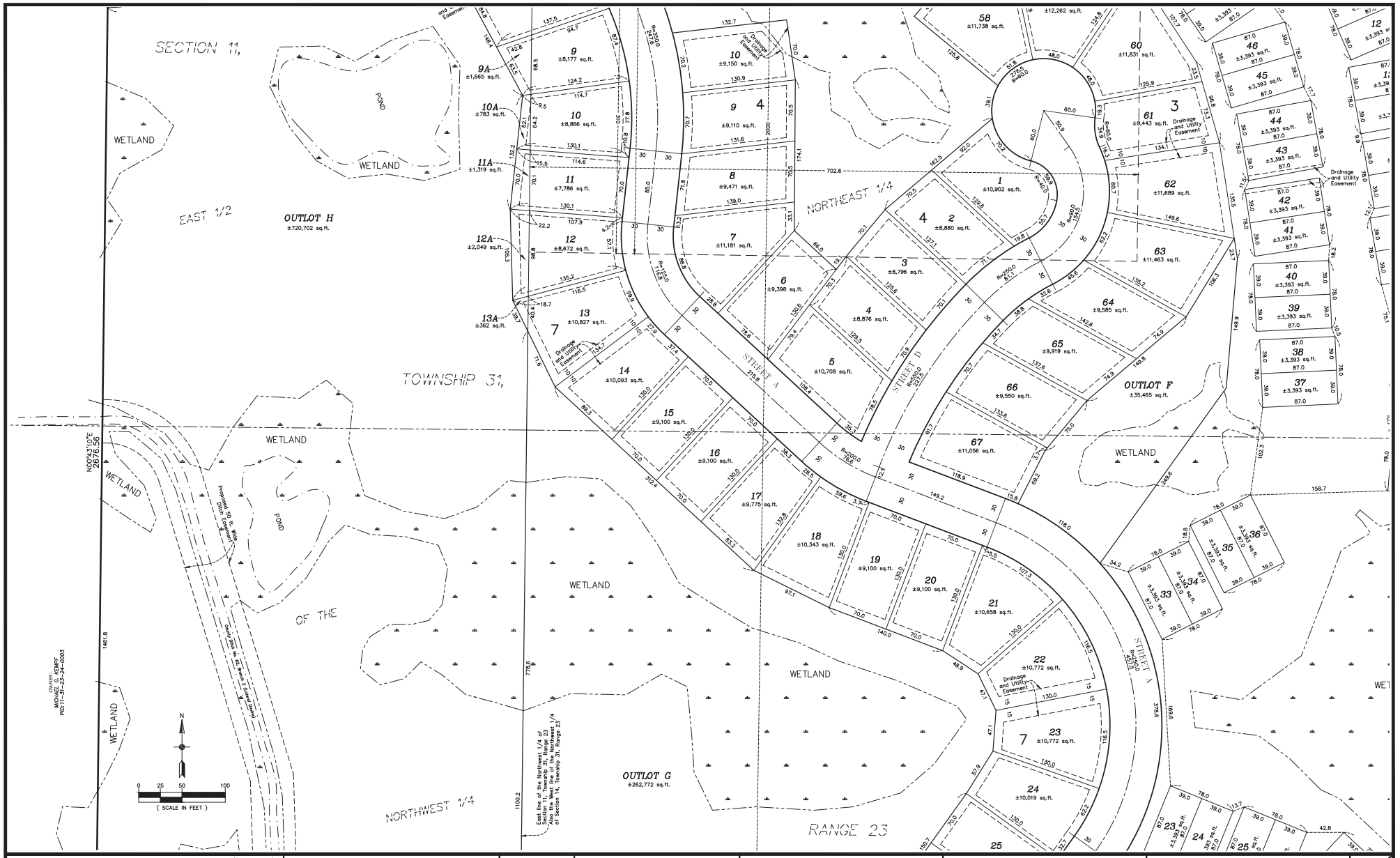

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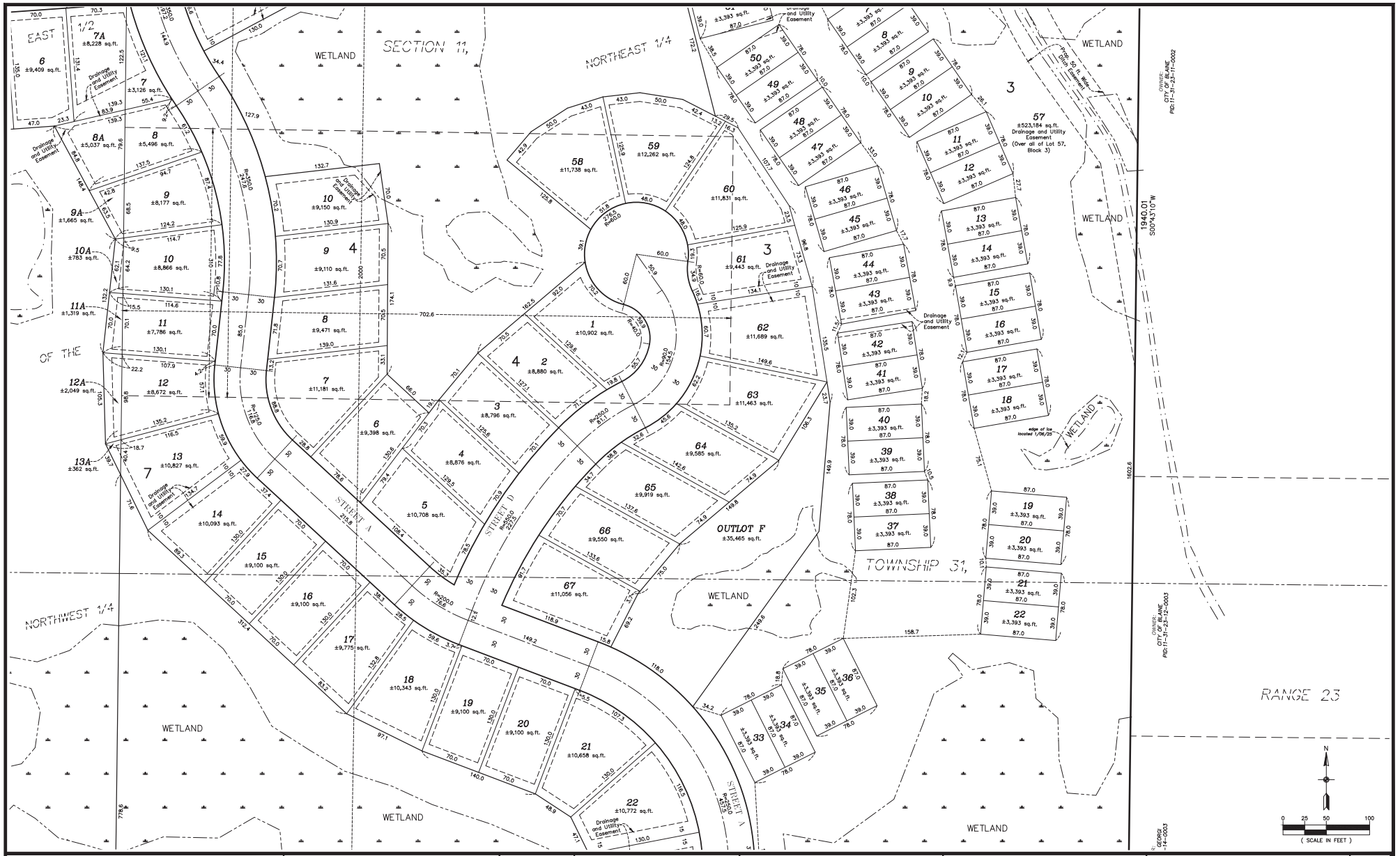

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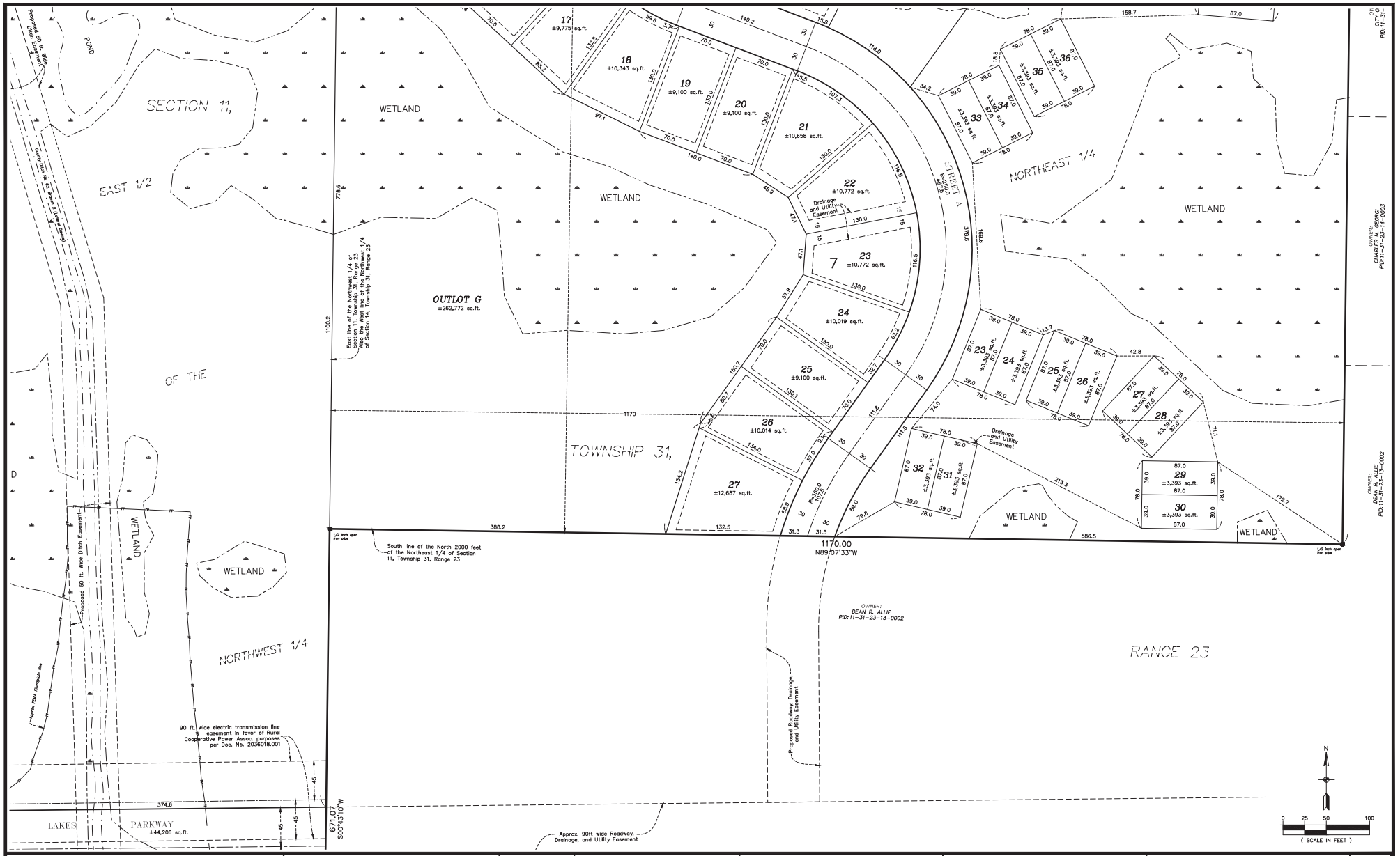

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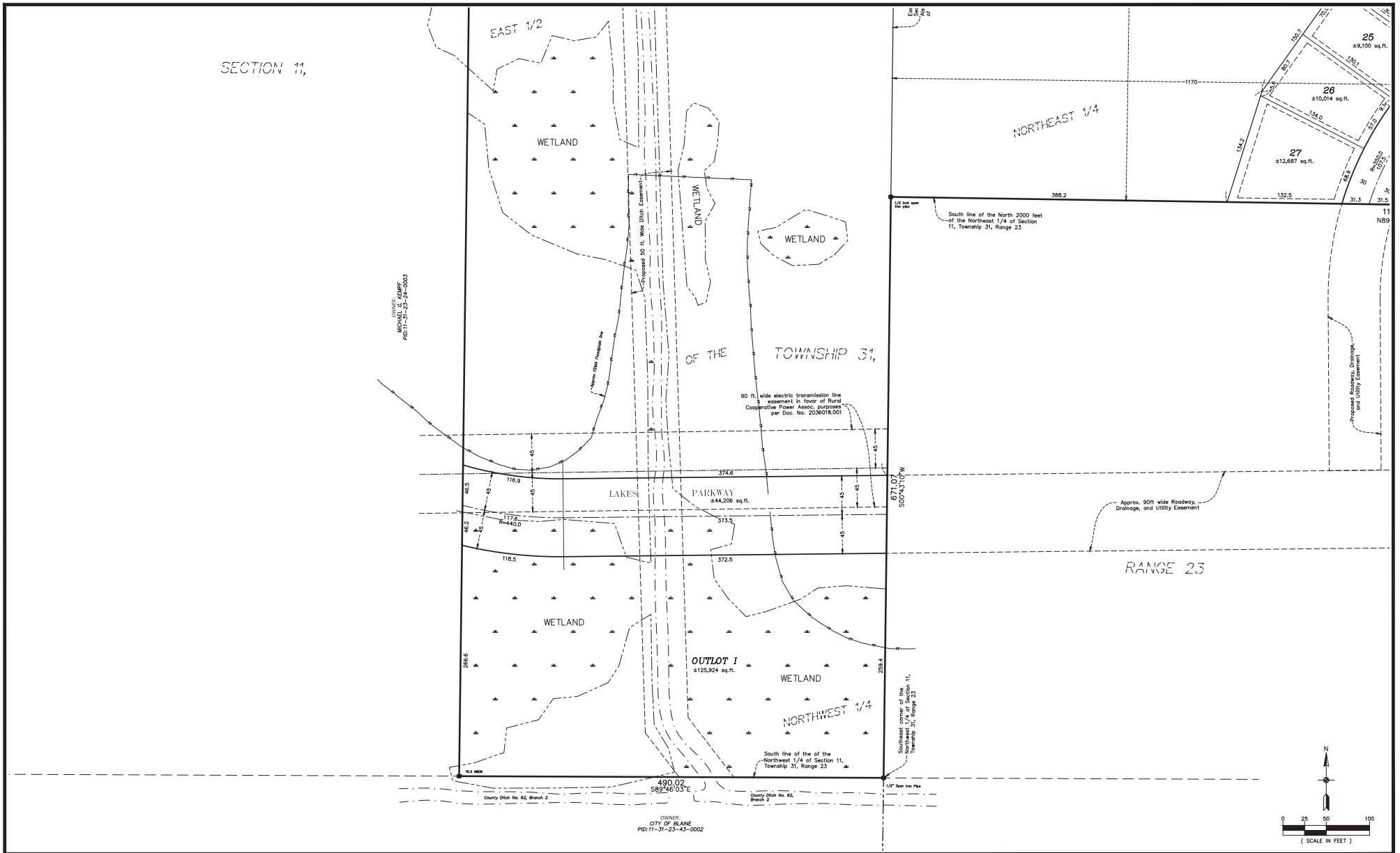

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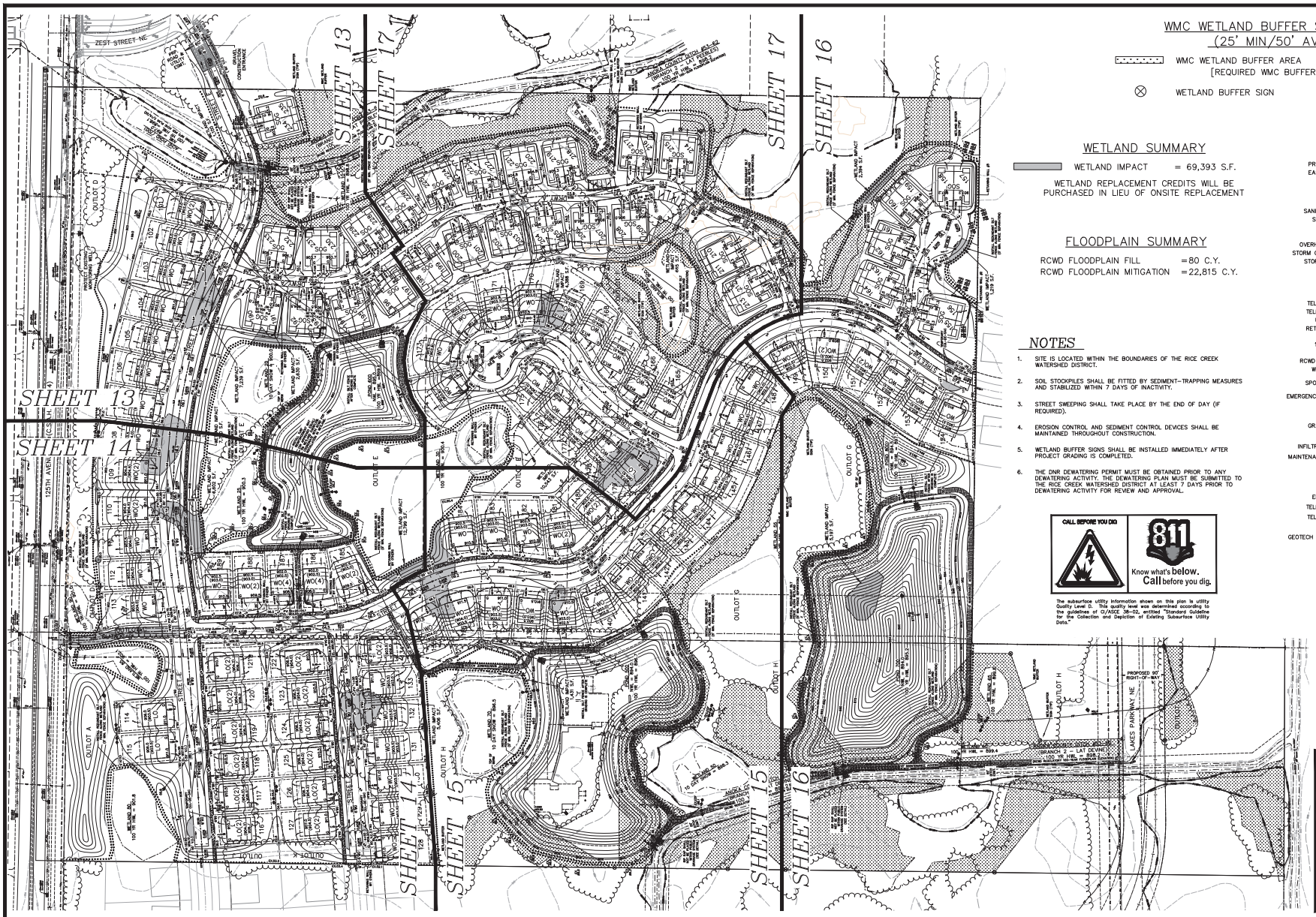


WMC WETLAND BUFFER SUMMARY
(25' MIN/50' AVG)

WMC WETLAND BUFFER AREA = 538,377 SF (12.36 AC)
[REQUIRED WMC BUFFER = 528,648 SF (12.14 AC)

WETLAND BUFFER SIGN

WETLAND SUMMARY

WETLAND IMPACT = 69,393 S.F.

WETLAND REPLACEMENT CREDITS WILL BE PURCHASED IN LIEU OF ONSITE REPLACEMENT

FLOODPLAIN SUMMARY

RCWD FLOODPLAIN FILL =80 C.Y.
RCWD FLOODPLAIN MITIGATION =22,815 C.Y.

NOTES

1. SITE IS LOCATED WITHIN THE BOUNDARIES OF THE RICE CREEK WATERSHED DISTRICT.
2. SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
3. STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
4. EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. WETLAND BUFFER SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER PROJECT GRADING IS COMPLETED.
6. THE DNR DEWATERING PERMIT MUST BE OBTAINED PRIOR TO ANY DEWATERING ACTIVITY. THE DEWATERING PLAN MUST BE SUBMITTED TO THE RICE CREEK WATERSHED DISTRICT AT LEAST 7 DAYS PRIOR TO DEWATERING ACTIVITY FOR REVIEW AND APPROVAL.

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

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

LEGEND

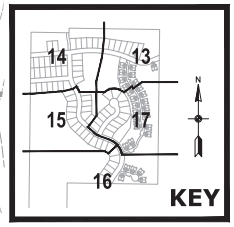
	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
DRAINTILE		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR	890	890
2' CONTOUR	892	892
RCWD FLOODPLAIN	RCWD	RCWD
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F.
SILT FENCE		000.0
TREE FENCE		
GRADING LIMITS		
TREELINE		
INFILTRATION AREA		
MAINTENANCE ACCESS		
WELL		
LIGHT POLE		
FLAG POLE		
ELECTRIC BOX		
TELEPHONE BOX		
TELEVISION BOX		
SIGN		
GEOTECH SOIL BORING		

DENOTES INLET PROTECTION

0 50 100 200
(IN FEET)

BENCHMARK

1. Anoka county benchmarks no. 2006– Elevation 897.576 ft. (NAVD88)
2. Anoka county benchmarks no. 2095– Elevation 902.431 ft. (NAVD88)



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ENGINEERING SURVEYING PLANNING
[illegible]

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Print Name: Brian J. Krystofiak, P.E.
Signature: [signature]
Date: 12/5/25 License #: 25063

Drawn: LOC
Designed: BJK
Date: 12/5/25

Revisions:
1. 12/12/25 add Maintenance Access / City Comments

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

GRADING INDEX

12 of 20

#11196

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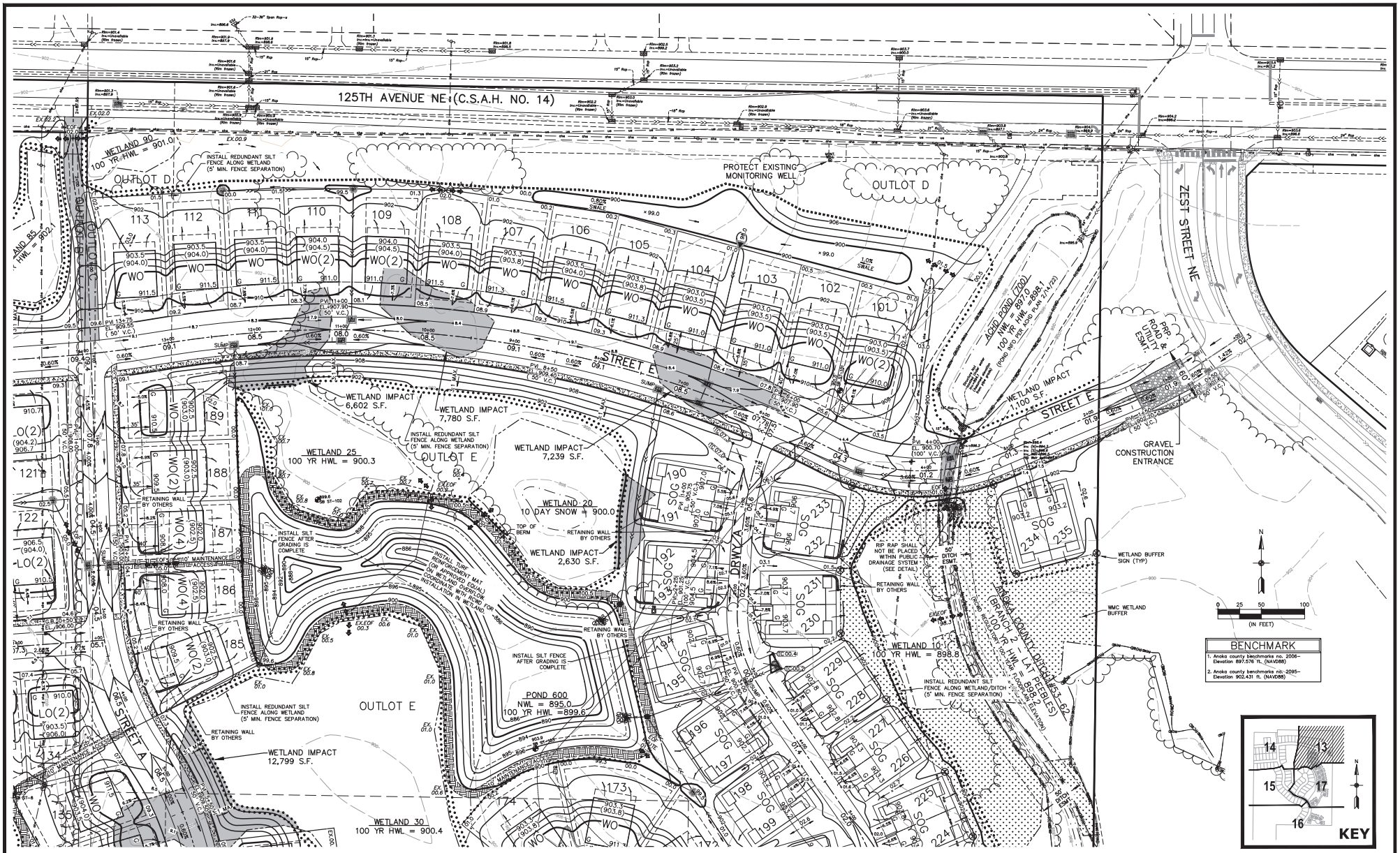

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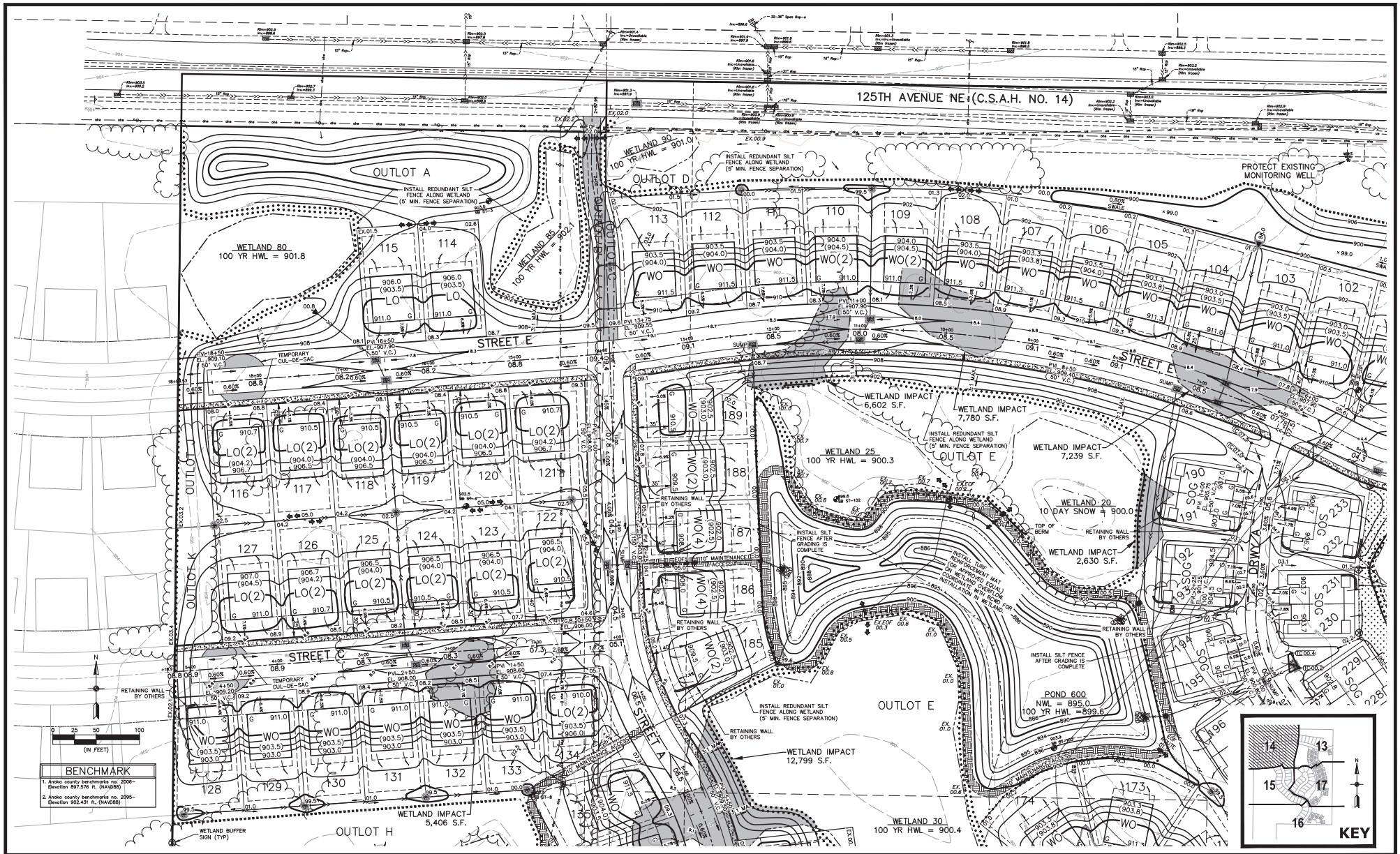
Blaine, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

13 of 20

#11196



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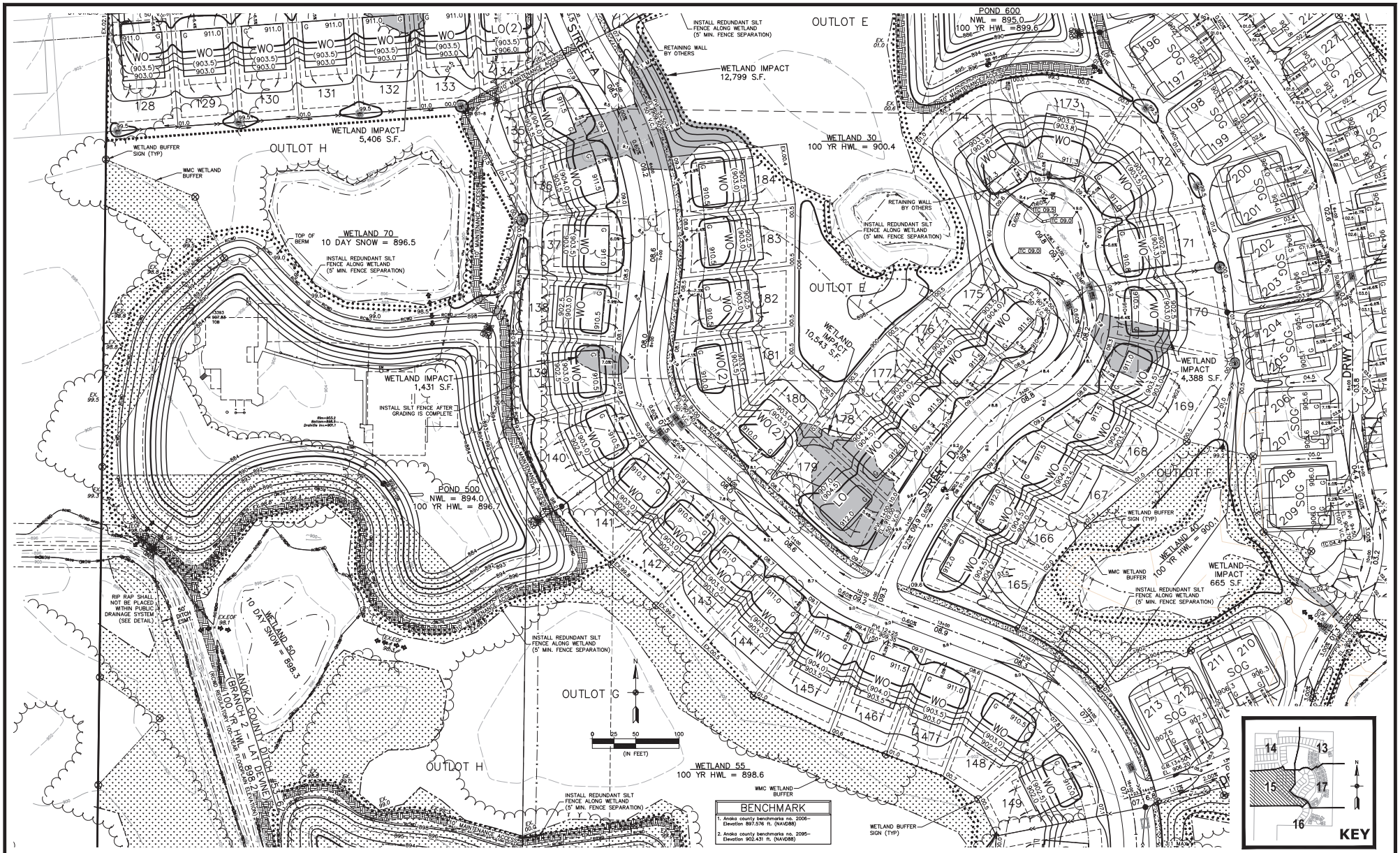

CARLSON ENGINEERING — ENGINEERING · SURVEYING · PLANNING
2800 FIRSTGRANT RIDGE DR NE, SUITE 100, BLAINE, MN 55449, TEL 763.489.1990, FAX 763.489.1999, CARLSON-MINNESOTA.COM

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PRELIMINARY GRADING & EROSION CONTROL PLAN

15 of 20

Save Date: 12/05/25 P:\Projects\11196 • kemp\Archive\p plans\planroad cld\engineering\grading plans\11196_gr.dwg

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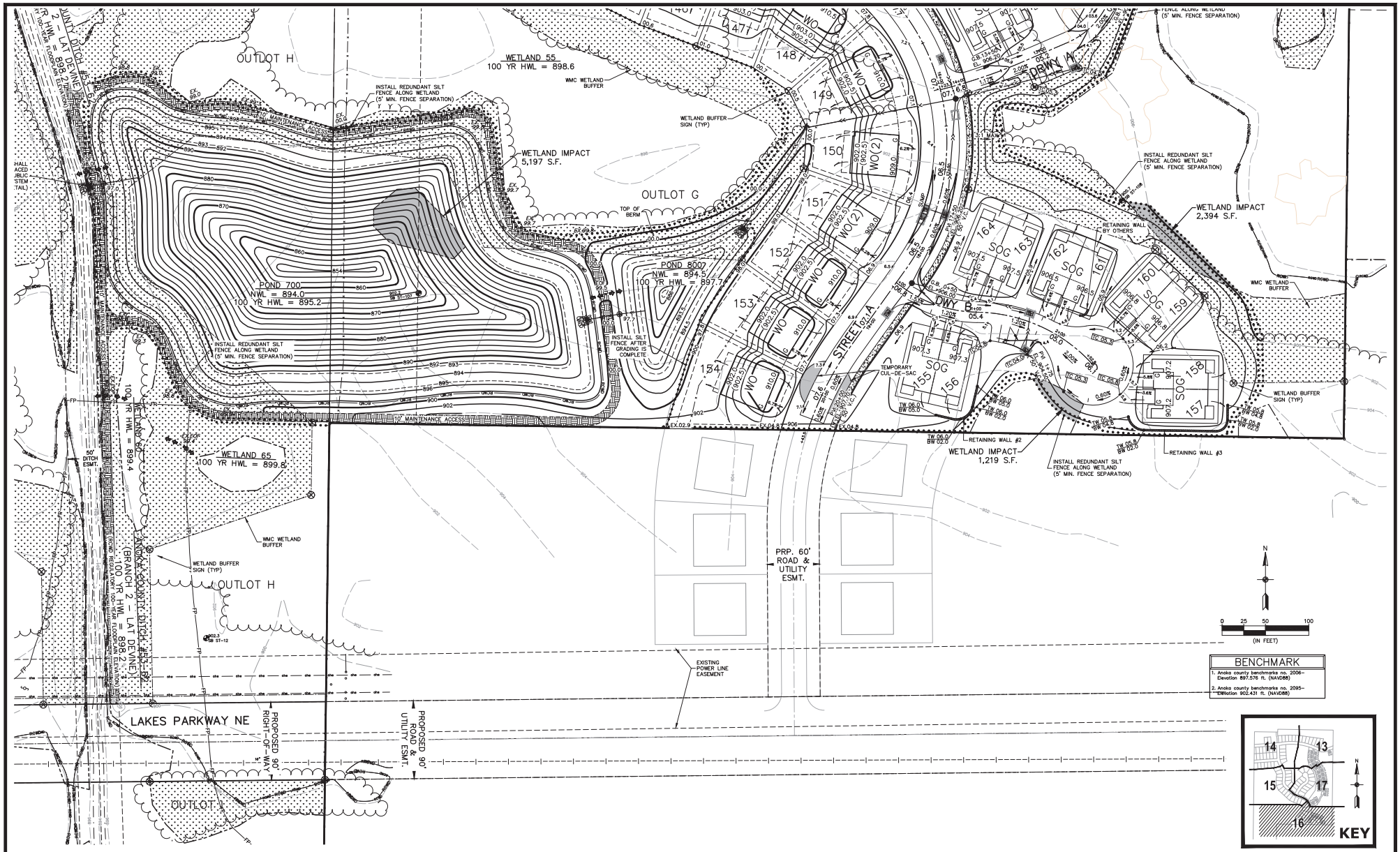

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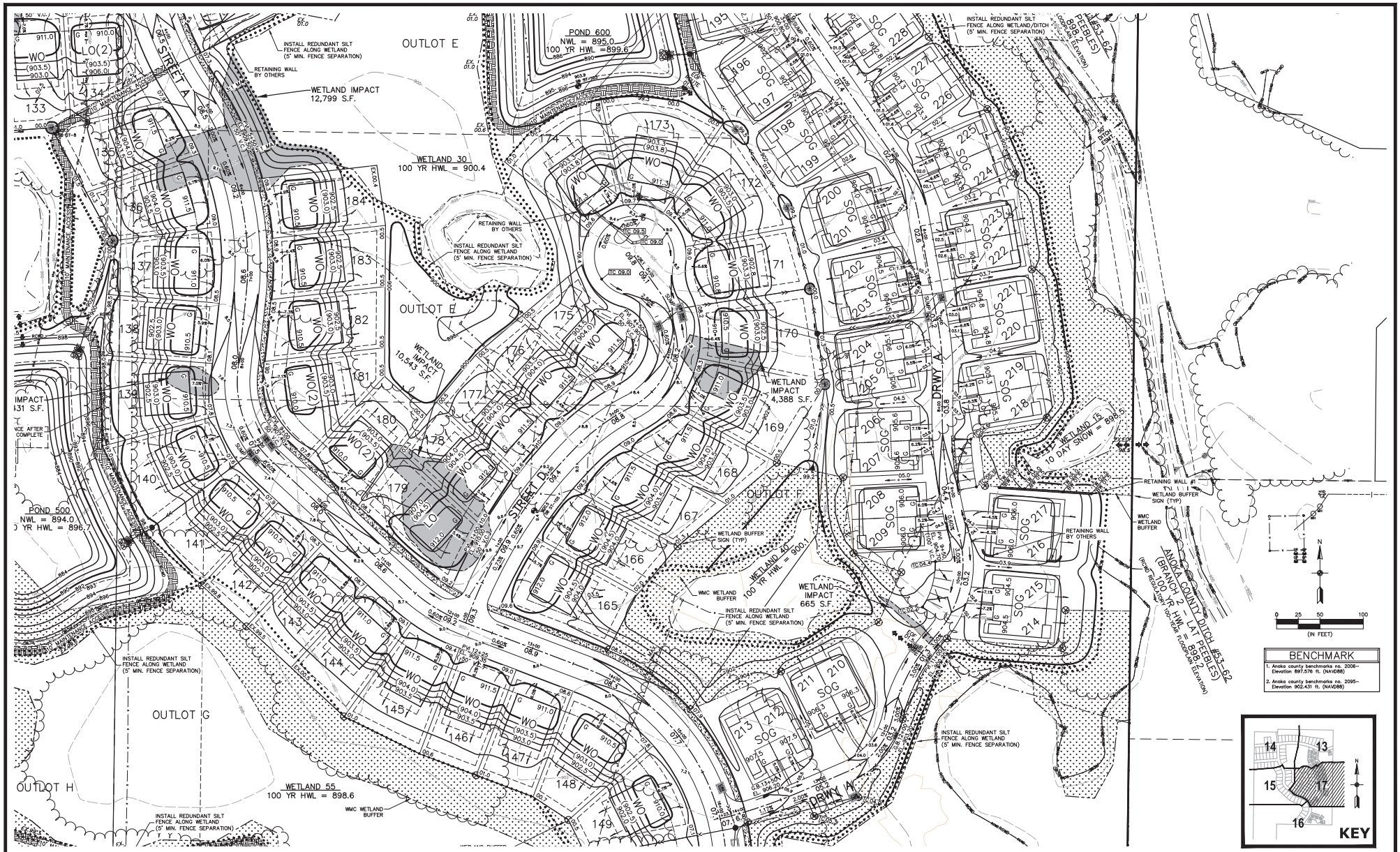

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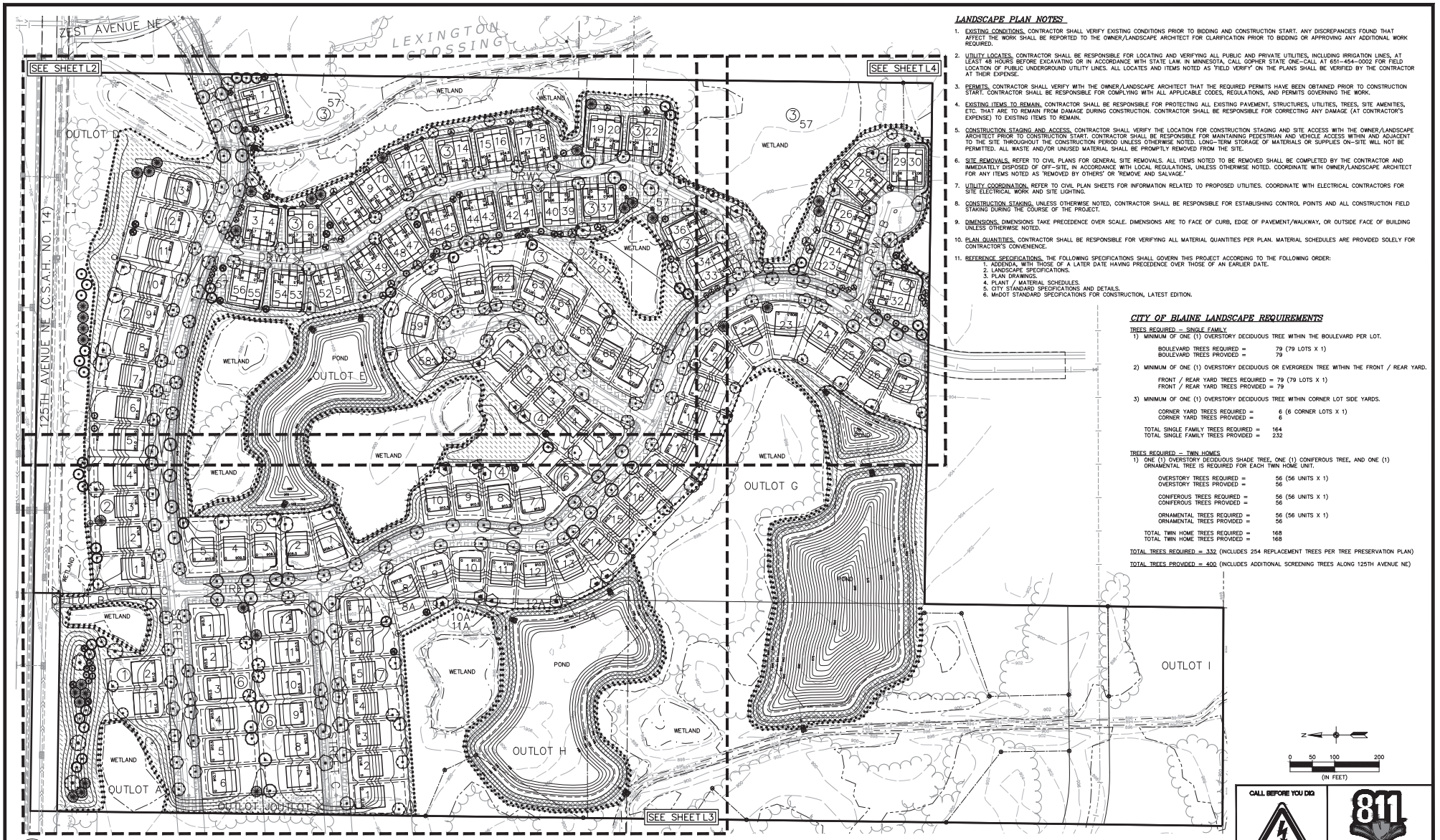

1 L1 OVERALL LANDSCAPE PLAN

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

CITY OF BLAINE LANDSCAPE REQUIREMENTS

TREES REQUIRED – SINGLE FAMILY

1) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN THE BOULEVARD PER LOT.

BOULEVARD TREES REQUIRED =	79 (79 LOTS X 1)
BOULEVARD TREES PROVIDED =	79

2) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE FRONT / REAR YARD.

FRONT / REAR YARD TREES REQUIRED =	79 (79 LOTS X 1)
FRONT / REAR YARD TREES PROVIDED =	79

3) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN CORNER LOT SIDE YARDS.

CORNER YARD TREES REQUIRED =	6 (6 CORNER LOTS X 1)
CORNER YARD TREES PROVIDED =	6
TOTAL SINGLE FAMILY TREES REQUIRED =	164
TOTAL SINGLE FAMILY TREES PROVIDED =	232

TREES REQUIRED – TWIN HOMES

1) ONE (1) OVERSTORY DECIDUOUS SHADE TREE, ONE (1) CONIFEROUS TREE, AND ONE (1) ORNAMENTAL TREE IS REQUIRED FOR EACH TWIN HOME UNIT.

OVERSTORY TREES REQUIRED =	56 (56 UNITS X 1)
OVERSTORY TREES PROVIDED =	56
CONIFEROUS TREES REQUIRED =	56 (56 UNITS X 1)
CONIFEROUS TREES PROVIDED =	56
ORNAMENTAL TREES REQUIRED =	56 (56 UNITS X 1)
ORNAMENTAL TREES PROVIDED =	56
TOTAL TWIN HOME TREES REQUIRED =	168
TOTAL TWIN HOME TREES PROVIDED =	168

TOTAL TREES REQUIRED = 332 (INCLUDES 254 REPLACEMENT TREES PER TREE PRESERVATION PLAN)

TOTAL TREES PROVIDED = 400 (INCLUDES ADDITIONAL SCREENING TREES ALONG 125TH AVENUE NE)

N

0 50 100 200
(IN FEET)

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811 Know what's below. Call before you dig.

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[redacted]

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Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 12/5/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/5/25

Revisions:
1.

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1 of 4

Save Date: 12/5/25 P:\Jobs\11100 - 11200\11196 - kampf-mckinley parcels blaine\cad-cld\landscape\11196_landscape.dwg

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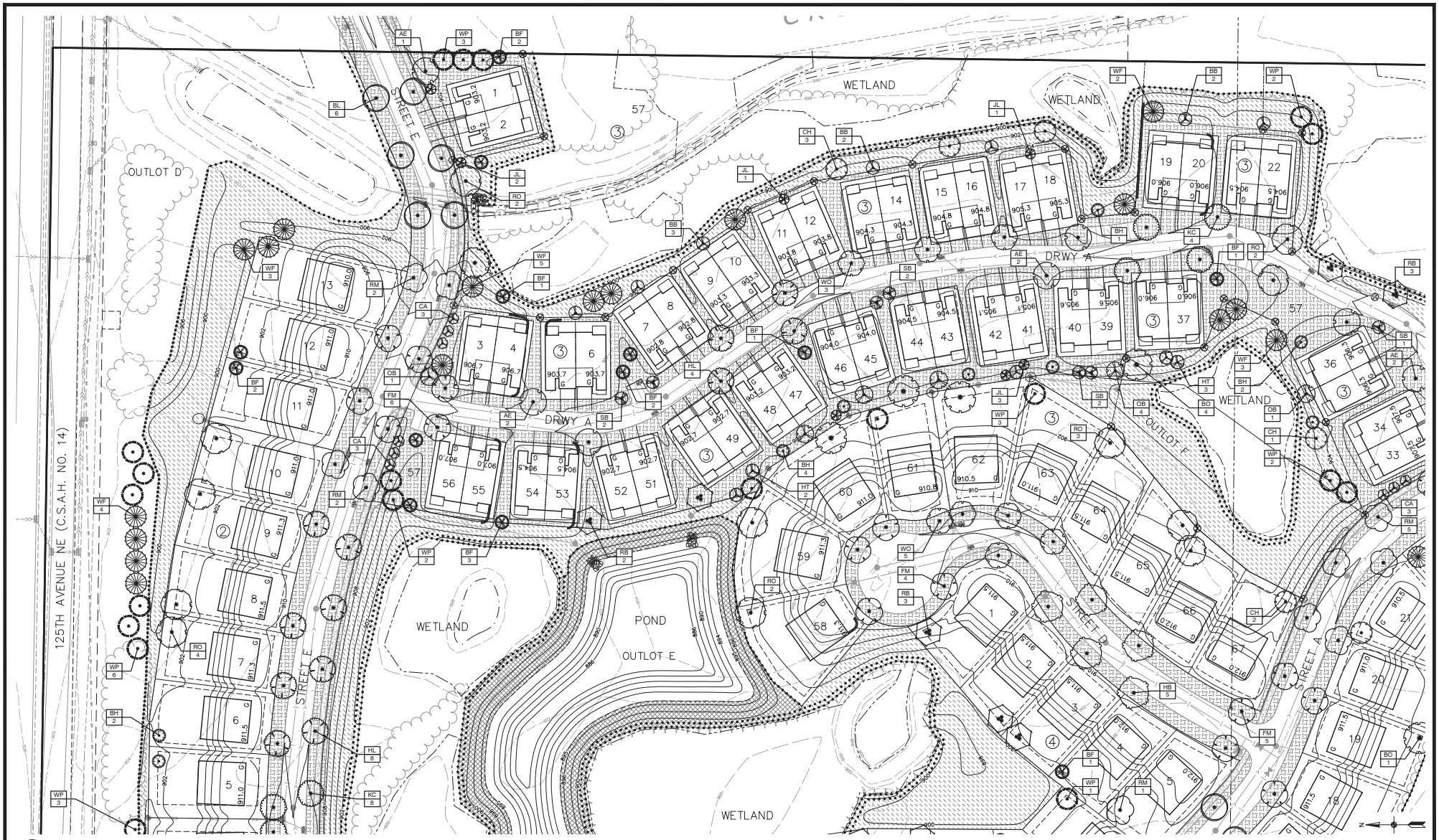

1 / L2 LANDSCAPE PLAN ENLARGEMENT - NORTHEAST

0 25 50 100 (IN FEET)

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PRELIMINARY LANDSCAPE PLAN

L2 of 4

Save Date: 12/05/25 F:\Jobs\11181 - 11200\11196 - kempf-mckinley parcels blaine\cad c3d\landscape\11196_landscape.dwg

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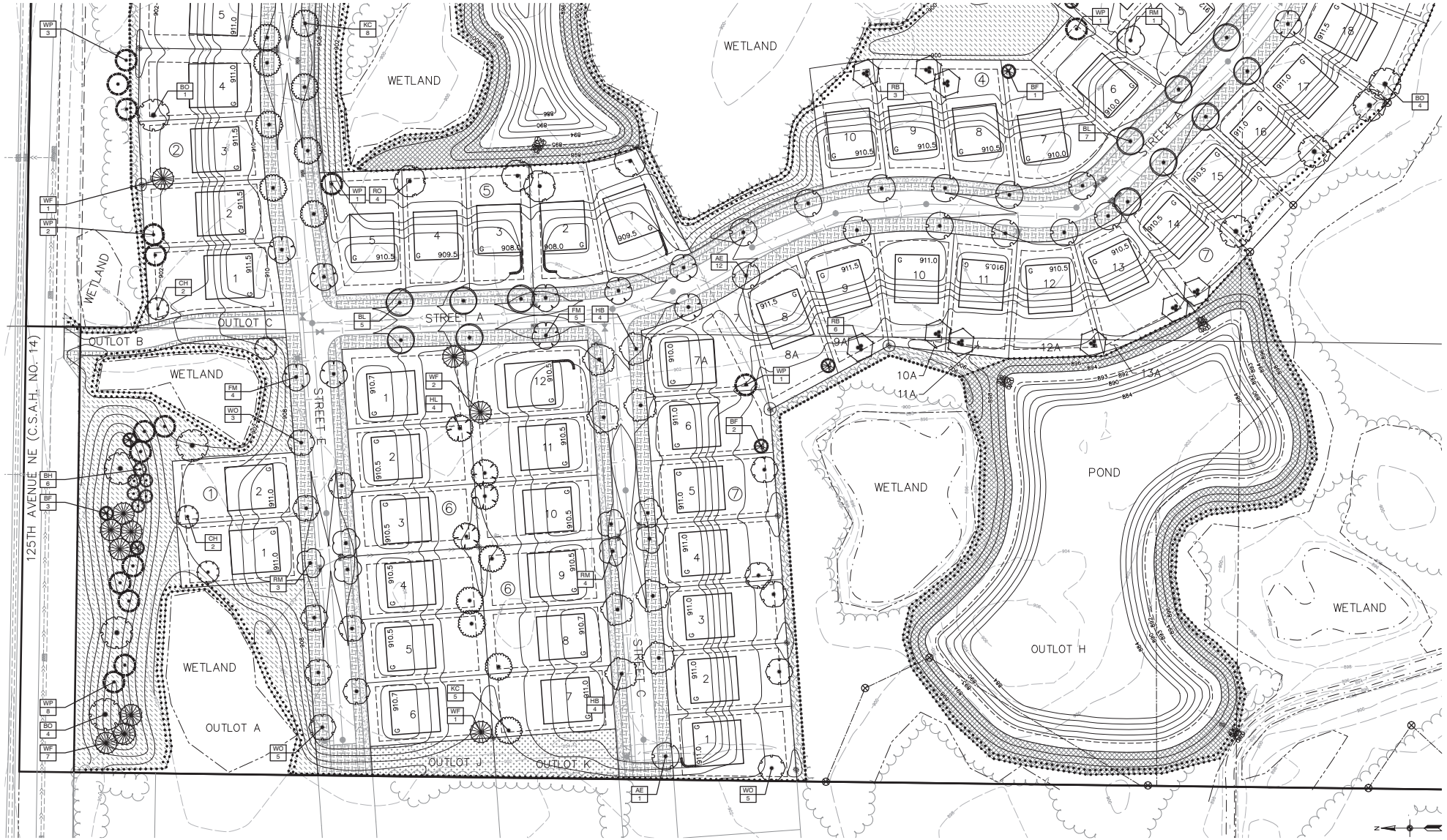


1 / L3 LANDSCAPE PLAN ENLARGEMENT – NORTHWEST

0 25 50 100 (IN FEET)

CARLSON ENGINEERING — ENGINEERING SURVEYING PLANNING

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 12/5/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/5/25

Revisions:
1.

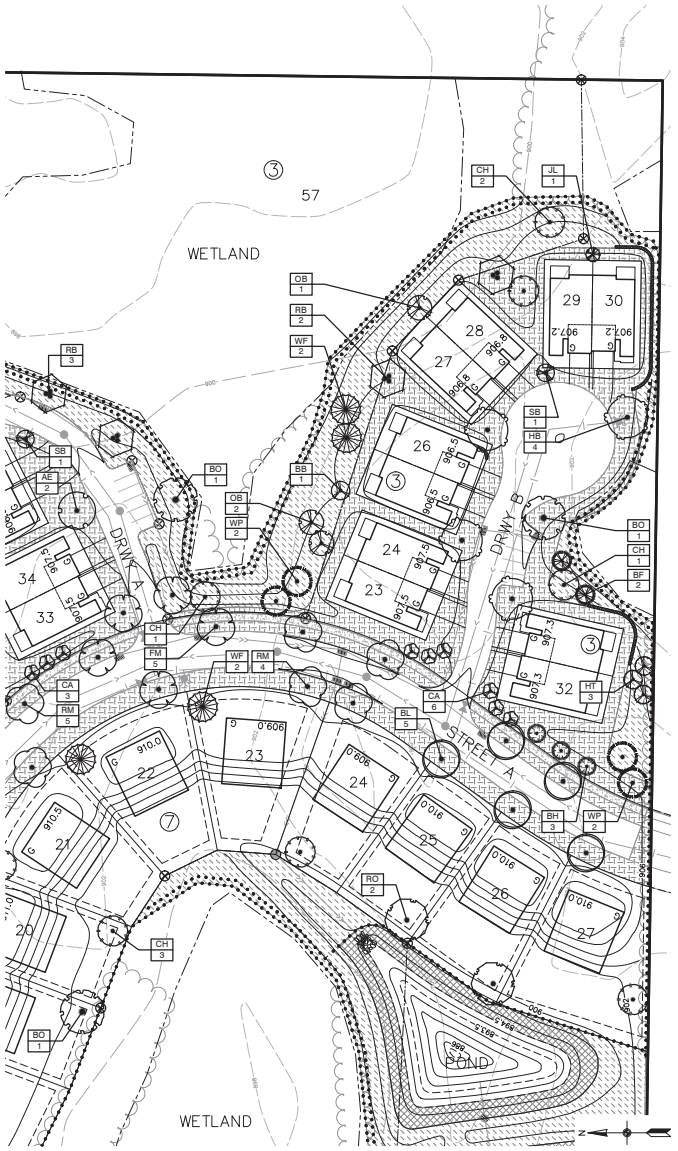
PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L3 of 4

#11196



1 L4 LANDSCAPE PLAN ENLARGEMENT - SOUTH

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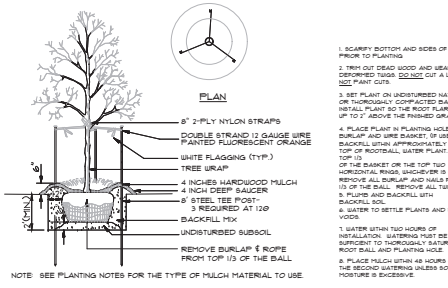
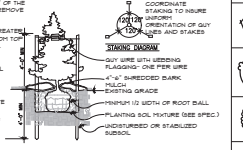


A DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PRUNE FOR SHAPE. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, IF USED, INTACT. BACKFILL WITHIN APPROXIMATELY ½" OF THE TOP OF ROOTBALL. WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. FILLER AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1½" WIDE STRAP (TYP.) DOUBLE STRAND 10 GA. WIRE, 2-T ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL NOT TO SCALE

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.
2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING RAPID STABILIZATION METHOD 3.
3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SODDING, ETC.
5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL CATEGORY 20 – STRAW EROSION CONTROL BLANKET WITH NATURAL NETTING ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE 3 MULCH (MCIA CERTIFIED WEED FREE GRAIN STRAW) AT A RATE OF 2 TONS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPLERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. SYSTEM MUST INCLUDE A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A SMART CONTROLLER AND/OR SOIL MOISTURE SENSORS. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	21	Acer rubrum `Northwood`	Northwood Red Maple	2.5" Cal.	B&B
	FM	29	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	RB	19	Betula nigra Clump Form, 1.5" Cal Equivalent	River Birch Multi-Trunk	8` Ht.	B&B
	HB	17	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B
	HL	16	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	KC	17	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B
	WO	21	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BO	16	Quercus macrocarpa	Bur Oak	2.5" Cal.	B&B
	RO	19	Quercus rubra	Red Oak	2.5" Cal.	B&B
	BL	23	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	20	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES						
	BF	21	Abies balsamea	Balsam Fir	6` Ht.	B&B
	WF	32	Abies concolor	White Fir	6` Ht.	B&B
	BH	18	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	38	Pinus strobus	White Pine	6` Ht.	B&B
	CH	17	Tsuga canadensis	Canadian Hemlock	6` Ht.	B&B
ORNAMENTAL TREES						
	OB	9	Aesculus glabra 'JN Select' TM	Early Glow Ohio Buckeye	1.5" Cal.	B&B
	SB	8	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	BB	8	Carpinus caroliniana Native	Blue Beech	1.5" Cal.	B&B
	HT	8	Crataegus crus-galli `Inermis`	Thornless Hawthorn	1.5" Cal.	B&B
	CA	15	Malus x `Jarmin` White Flowers, Upright, Fruitless	Marilee Crabapple	1.5" Cal.	B&B
	JL	8	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
GROUND COVERS						
	SOD	328,930 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	SB2	11,604 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 160 lb/ac	MnDOT Southern Boulevard	seed	
	STR	319,734 sf	Type II - Native Seed Mix (Buffer) Refer to notes for acceptable seeding methods. Seeding Rate 39 lb/ac	MnDOT Southern Tallgrass Roadside	seed	
	WD	140,067 sf	Type III - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 30 lb/ac	MnDOT Wet Ditch (WD)	seed	

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
1500 PILGRIM POINT RIDGE DR NE, SUITE 200, BLAINE, MN 55449
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CARLSON-ENGINEERING.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 12/5/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/5/25

Revisions:
1.

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

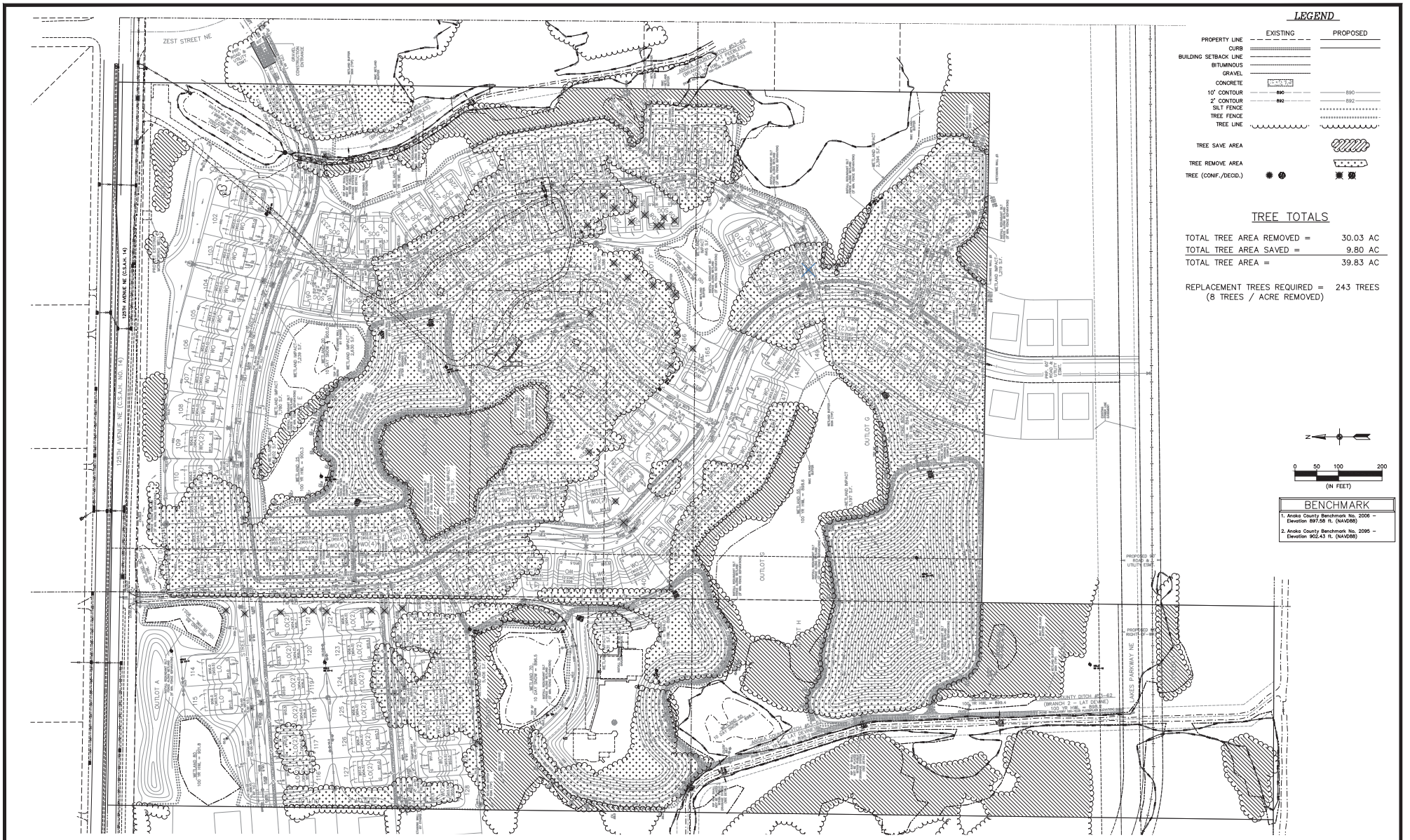
RAVENWOOD
Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L4 of 4

Save Date: 12/05/25 P:\Jobs\11100 - 11199\11196 - kampf-mckinley parcels blaine\cad civil\landscape\111196_landscape.dwg

#11196



CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 12/5/25 License #: 25063

Drawn: LOC
Designed: BJK
Date: 12/5/25

Revisions:
1. 12/12/25 add Maintenance Access / City Comments

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

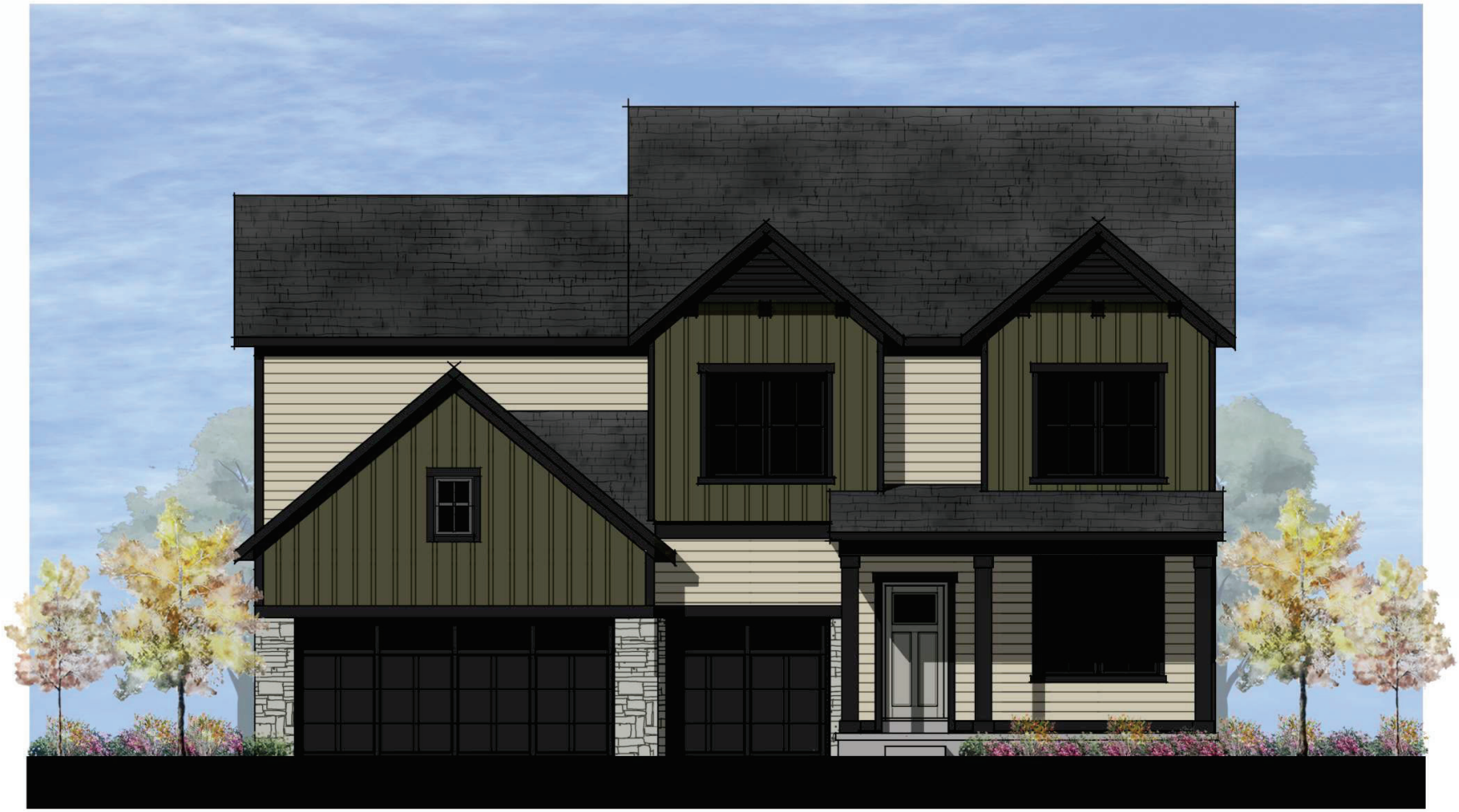
RAVENWOOD
Blaine, Minnesota

TREE PRESERVATION PLAN

T1 of T1

#11196

WESTCHESTER FH302

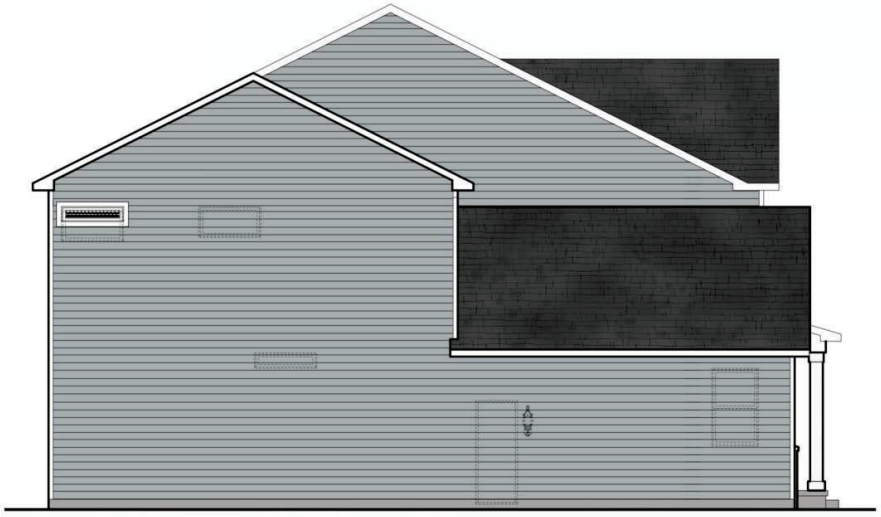


WESTCHESTER FH303

WESTCHESTER FH2G

RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

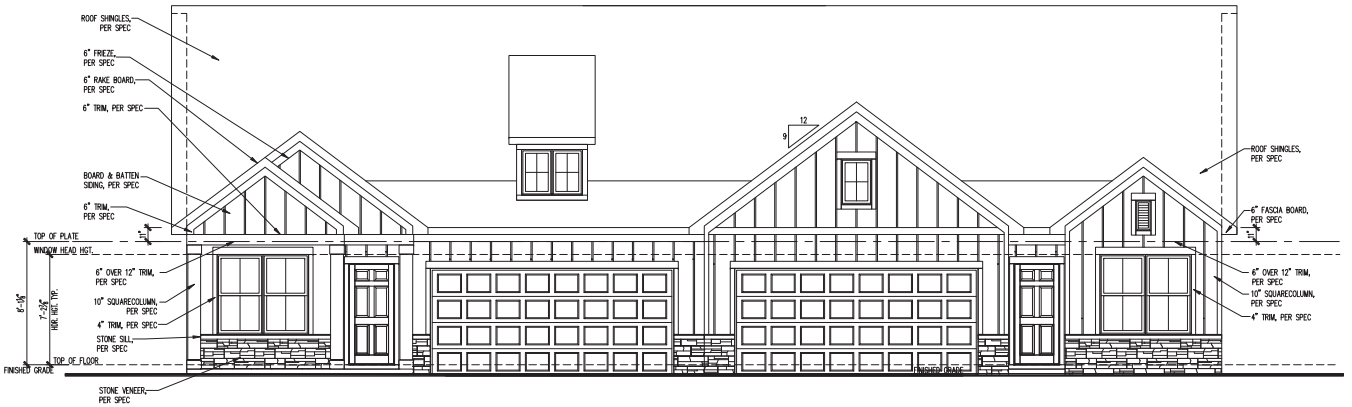
DECATUR FH303

DECATUR FH301

RIGHT ELEVATION

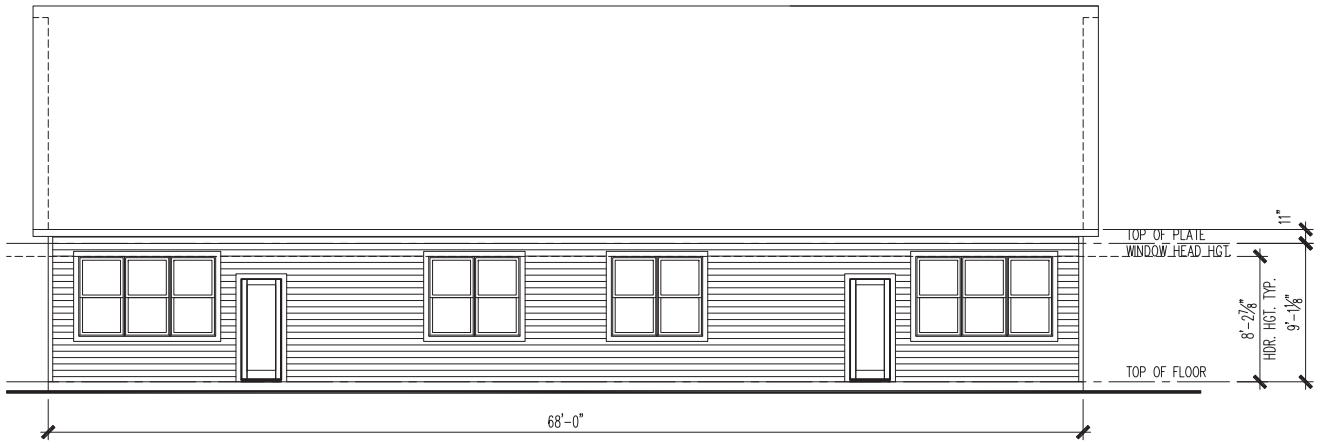
REAR ELEVATION

LEFT ELEVATION



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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Minnesota Division
7500 Office Ridge Circle, Suite 325
Eden Prairie, Minnesota 55344

PulteGroup

FRONT AND REAR ELEVATION

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
Approx. 1,020
INITIAL RELEASE DATE:
03-08-2024
CURRENT RELEASE DATE:
06-27-2025

REV #	DATE / DESCRIPTION
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GARAGE HANDING

LAWSON PLAN ID
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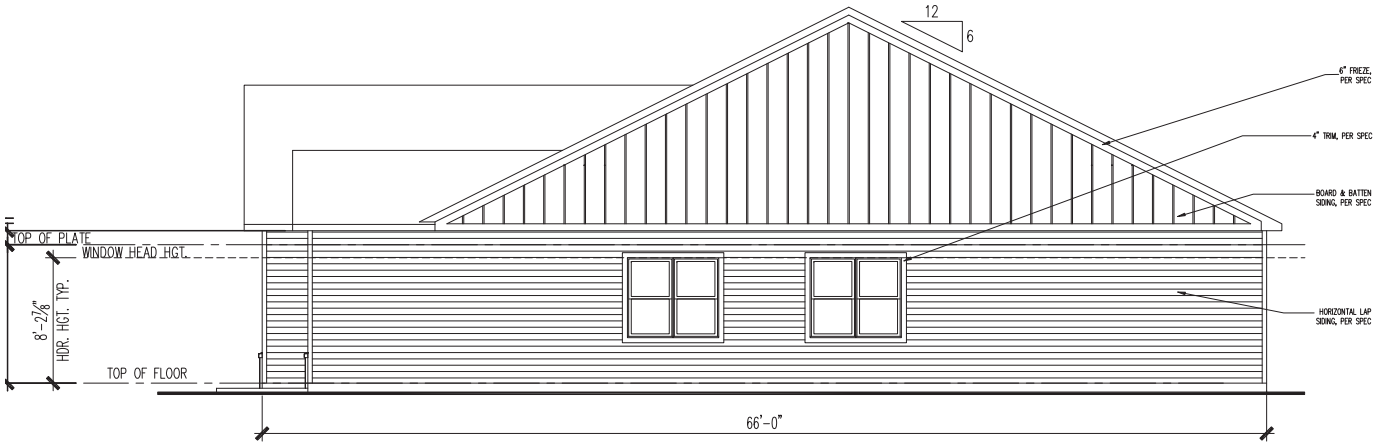
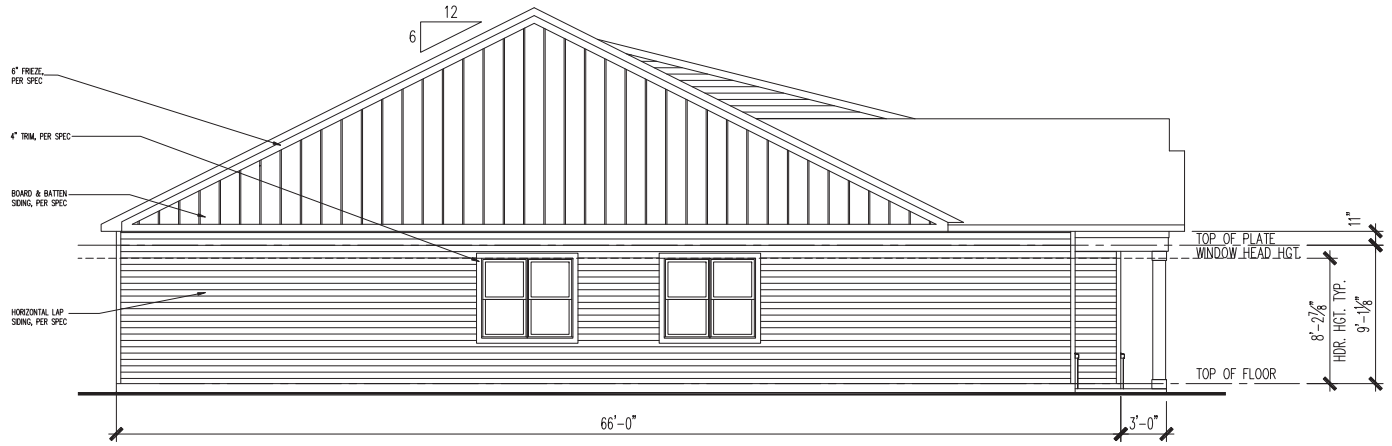
SHEET



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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LEFT AND RIGHT ELEVATION

PRODUCTION MANAGER
James Lazo
INITIAL RELEASE DATE:
03-08-2024
CURRENT RELEASE DATE:
06-27-2025

REV #	DATE / DESCRIPTION
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GARAGE HANDING

LAWSON PLAN ID
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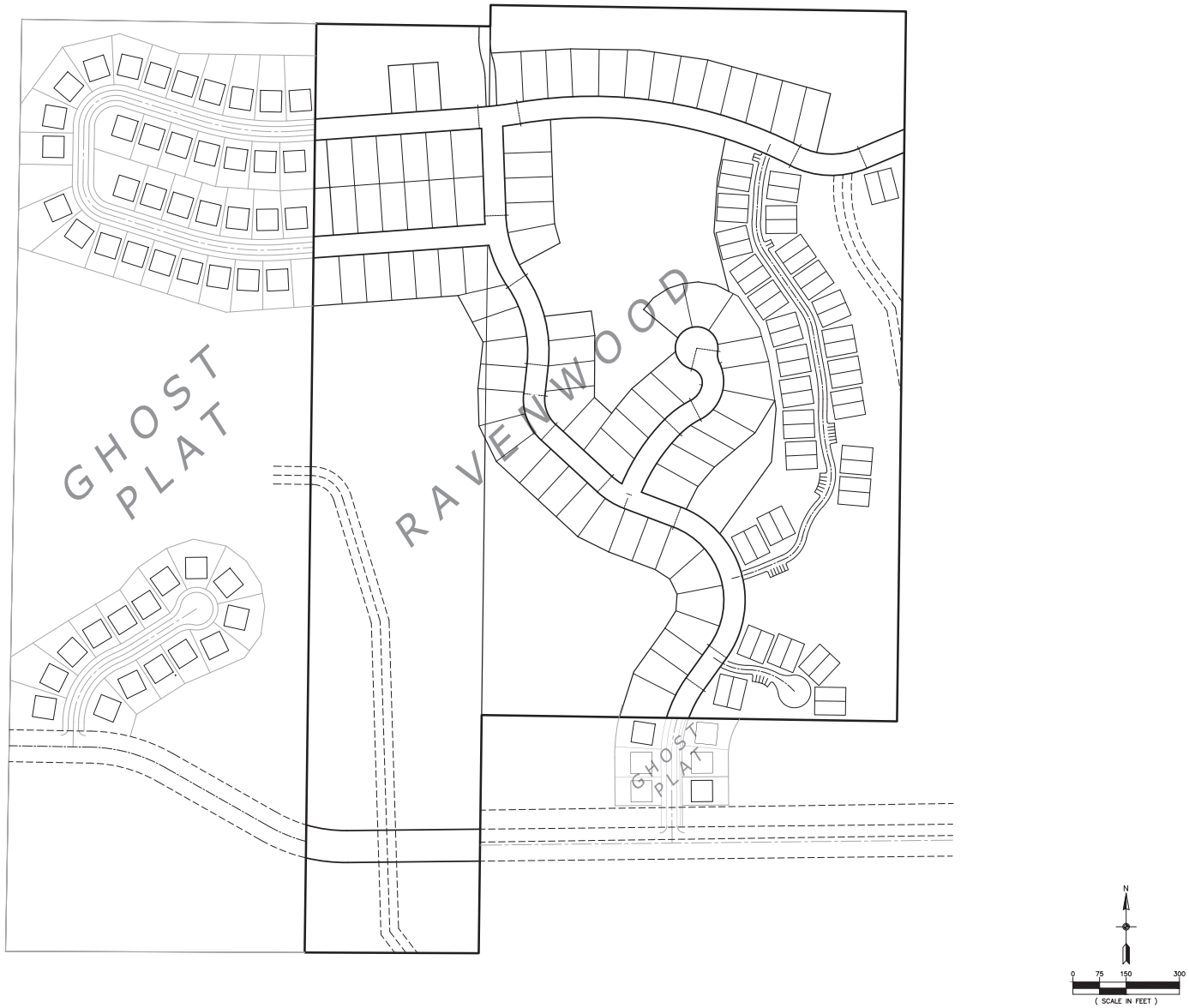
SHEET



CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

GHOST PLAT EXHIBIT

RAVENWOOD
Blaine, Minnesota

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

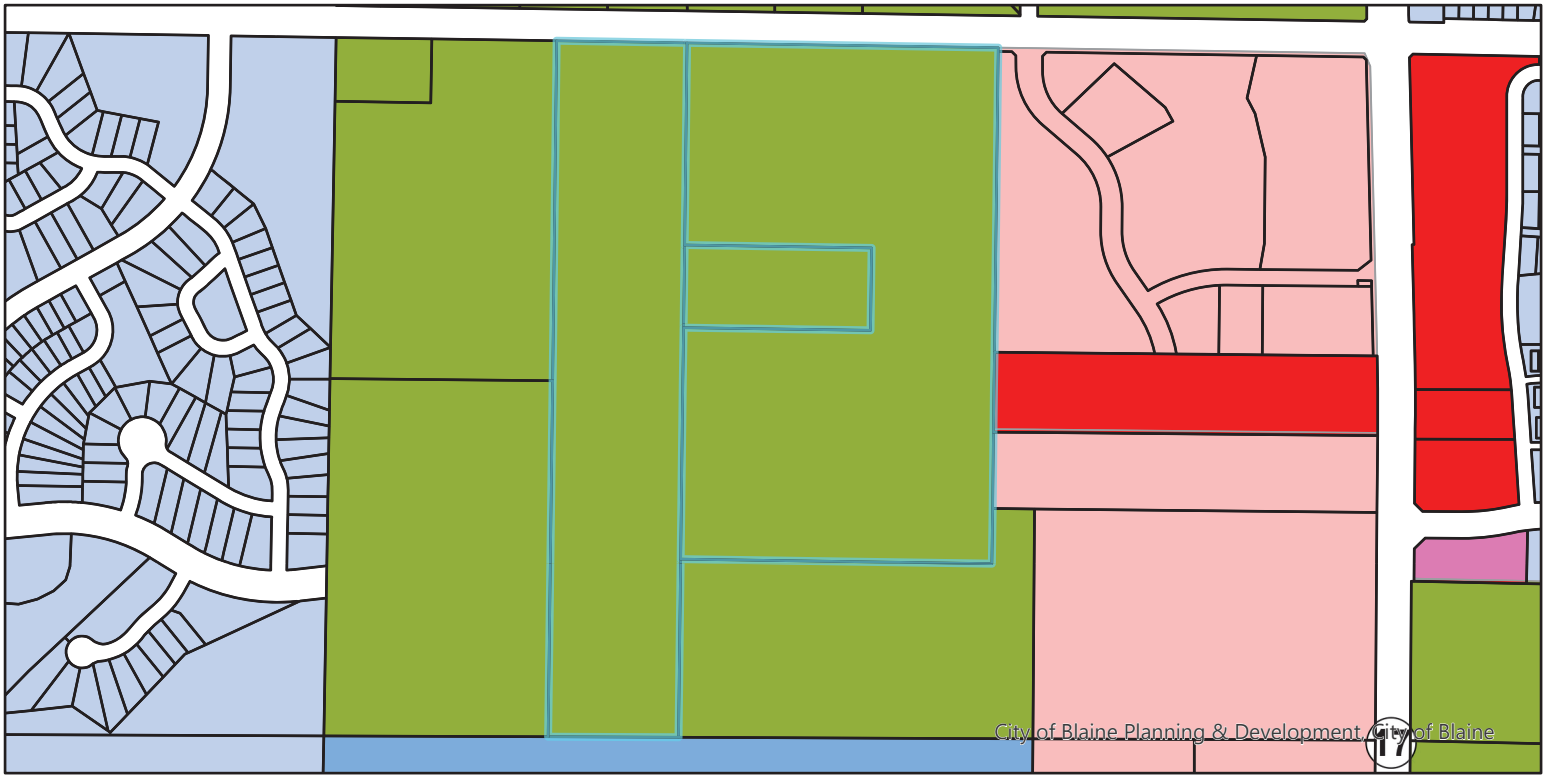
REVISIONS
1.
2.
3.
4.
5.
6.

DRAWN BY:	Carlson Engineering
ISSUE DATE:	12/12/25
FILE NO:	2858

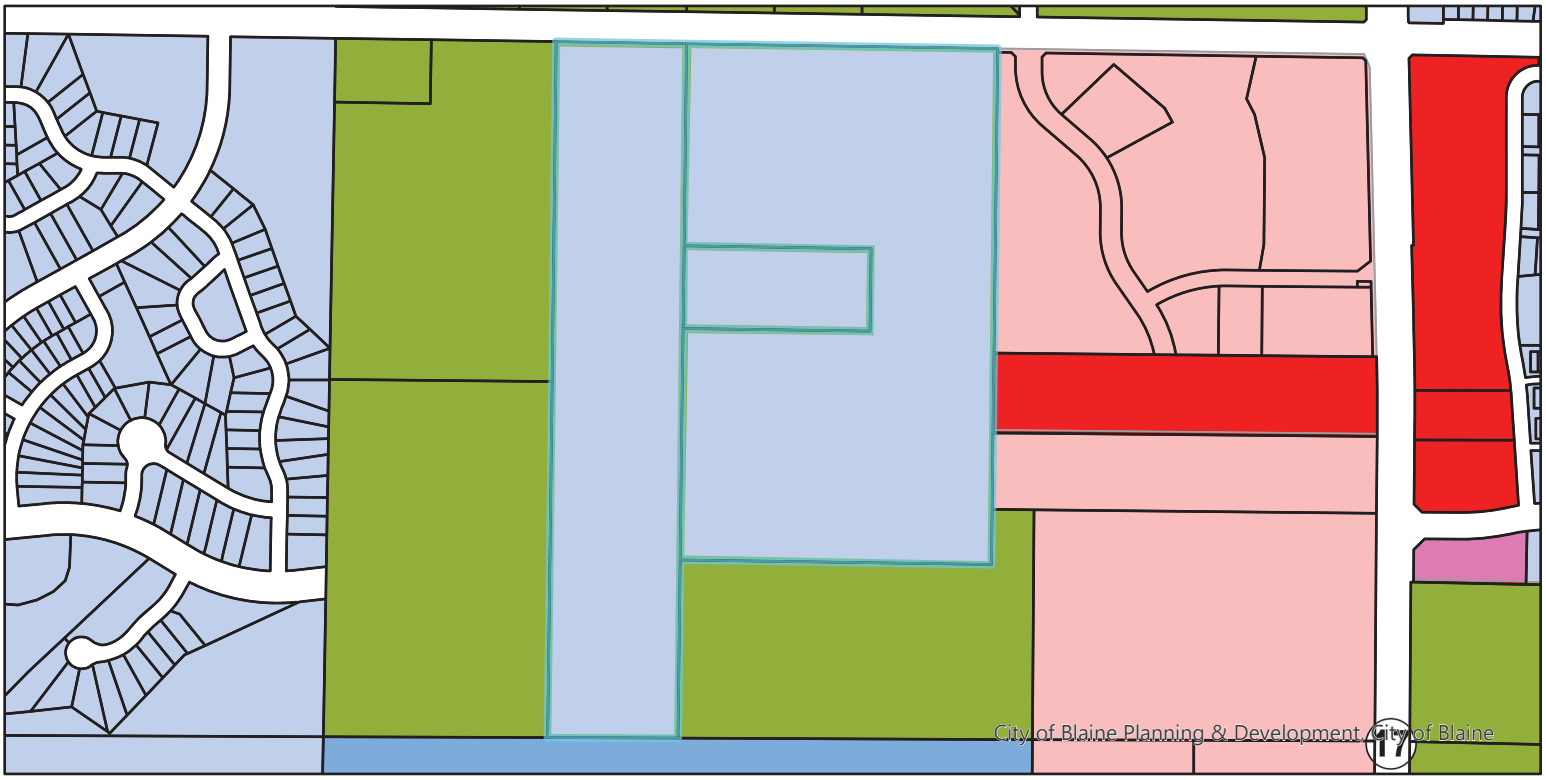
1 of 1

Existing and Proposed Zoning

Existing Zoning



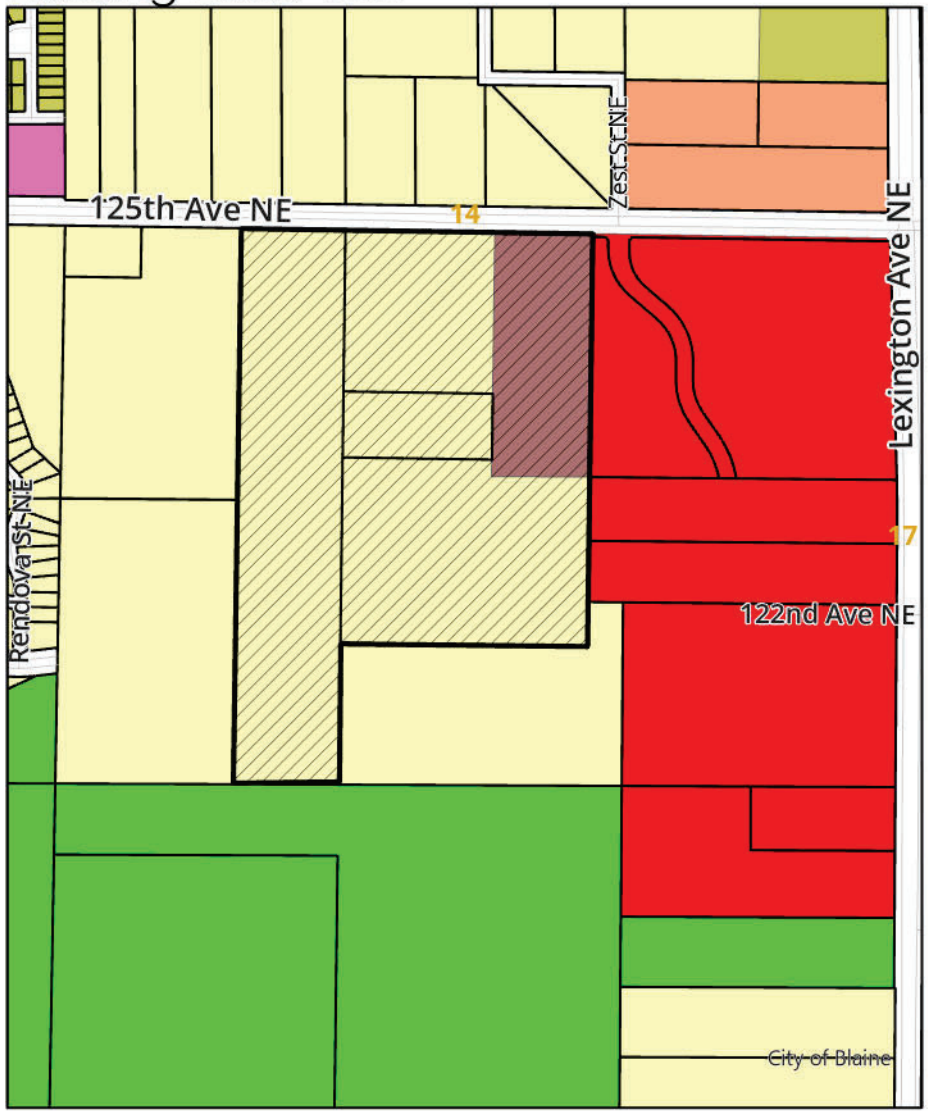
Proposed Zoning



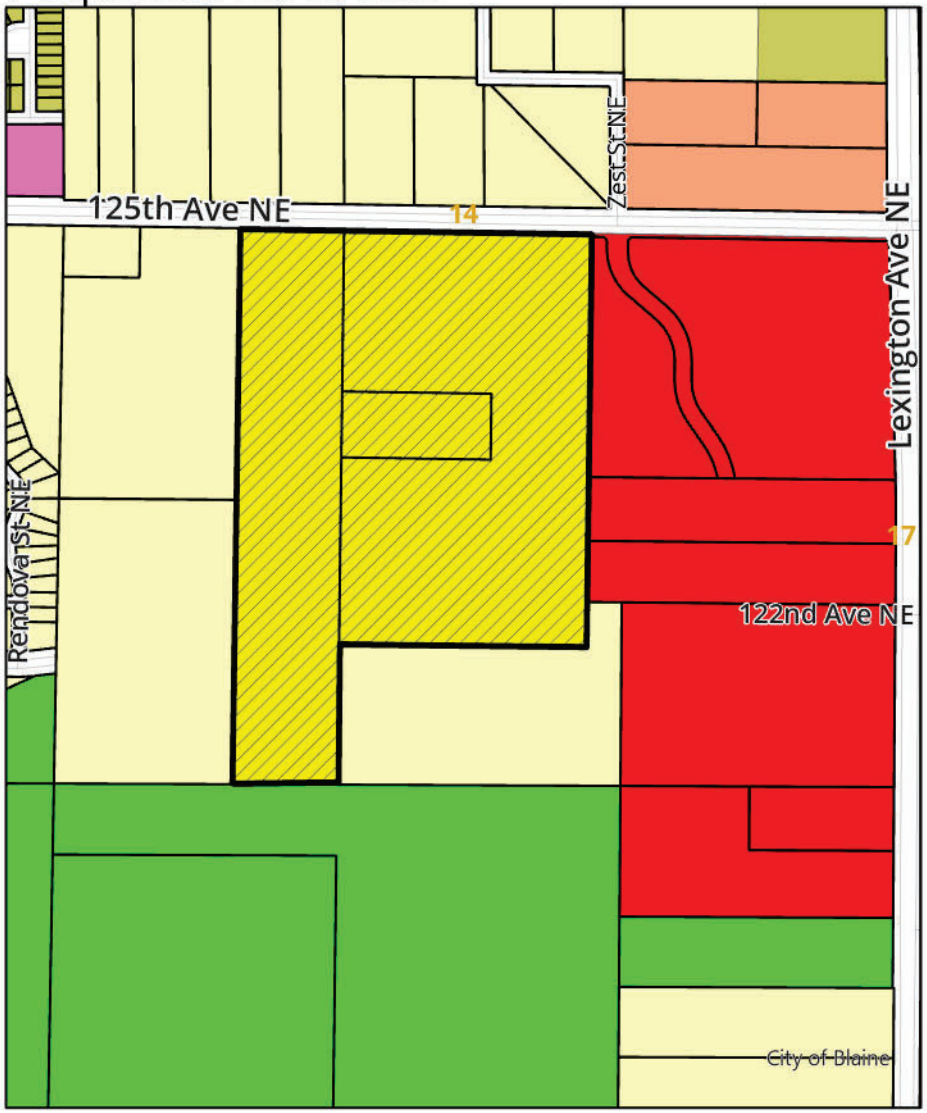
- B-2 - Community Commercial
- B-5 - Town Commercial
- PBD - Planned Business District
- FR - Farm Residential
- DF - Development Flex
- RF - Residential Flex

PC25-0056: Ravenwood

Existing Land Use



Proposed Land Use



- CC - Community Commercial
- LDR - Low Density Residential
- MDR - Medium Density Residential
- MDR/CC - Medium Density Residential/ Community Commercial
- P/OS - Park/ Open Space
- PC - Planned Commercial
- PI/PC - Planned Industrial/ Planned Commercial
- L-MDR - Low to Medium Density Residential

Ravenwood

City of Blaine, MN

APPLICATION FOR:
Preliminary Plat, Rezoning/CUP, and Comprehensive Plan Amendment

BLAINE, MINNESOTA
December 5, 2025
Revised January 9, 2026

Introduction

Pulte Homes of Minnesota, LLC ("Pulte") is pleased to be submitting this application.

Our company mission statement is ***"Building Incredible Places Where People Can Live Their Dreams."*** We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. The office for Pulte's Minnesota Division is in Bloomington. We will sell and build over 700 homes in the Twin Cities a year under the Pulte Homes and Del Webb brands.

Pulte will act as both developer of the property and builder of the homes. The primary contact for Pulte is:

Dean R. Lotter, Director of Land Planning & Entitlement
1650 West 82nd Street
Suite 300
Bloomington, MN 55431
952-219-9082
Dean.Lotter@PulteGroup.com

The owners of the property:

(1) Lisa McKinley
3900 125th Avenue NE
Blaine, MN 55449
763-913-2854
Lisa.a.Mckinely@gmail.com

(2) Jeffery and Susan Kempf
8852 Deer Trail
Pequot Lakes, MN 56472
612-816-5264
eljefe.kempf@gmail.com

The planner, surveyor, civil engineer, and landscape architect are:

Carlson McCain
Attn: Brian J. Krystofiak
3890 Pheasant Ridge Drive NE
Suite 100
Blaine, MN 55449
763-489-7920
csharp@carlson-engineering.com

The Property –

This site is an assemblage of land owned by the Kempf family and the McKinley family. The Kempf parcel is abstract property, and the McKinley parcels are torrens property. Since there are updates needed to both legal descriptions; our plat contains the current legal descriptions for each parcel on the "existing conditions" page and the proposed legal descriptions on the preliminary plat index page. We will be working with the County Examiner of Titles Office and the title company to have the legal descriptions updated to reflect the proposed legal descriptions and to obtain updated title commitments for the site concurrently with our preliminary plat approval.

Existing Legal Description:

(1) THE N 2000 FT OF W 1170 FT OF NE1/4 OF SEC 11 TWP 31 RGE 23, EX S 310 FT OF N 1130 FT OF W 702.58 FT OF SD 1/4, EX RD, SUBJ T
(2) THE S 310 FT OF THE N 1130 FT OF THE W 702.58 FT OF THE NE1/4 EX RD SUBJ TO EASE OF REC
(3) THAT PRT OF E1/2 OF NW1/4 OF SEC 11 T31 R23 DESC AS FOL: COM AT N1/4 COR OF SD SEC TH W ALG N LINE OF SD SEC 490 FT, TH S PRL

Property Identification Number

(1) 11-31-23-12-0001
(2) 11-32-23-12-0002
(3) 11-31-23-24-0002

Proposed Legal Descriptions:

Kempf Parcel (abstract property)

That part of the East Half of the Northwest Quarter of Section 11, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at the North One-Quarter corner of Section 11, Township 31, Range 23; thence West along the North line of Section 11, a distance of 490 feet; thence South and parallel to the East line of the Northwest Quarter of Section 11, to the South line of the said Northwest Quarter of Section 11; thence East along the south line of the said Northwest Quarter to the Southeast Corner thereof; thence North along the East line of said Northwest Quarter to the point of commencement, Anoka County, Minnesota.

EXCEPT Parcel 49, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.

McKinley Parcel (torrens property)

The North 2000 feet of the West 1170 feet of Northeast Quarter (NE1/4) of Section Eleven (11), Township Thirty-one (31), North of Range Twenty-Three (23) West of the Fourth Principal Meridian EXCEPT the South 310.00 feet of the North 1130.00 feet of the West 702.58 feet thereof.

Also EXCEPTING Parcel 50, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.

AND

The South 310.00 feet of the North 1130.00 feet of the West 702.58 feet of Northeast Quarter of Section 11, Township 31, North of Range 23 West of the Fourth Principal Meridian.

The Site Plan

Pulte's site plan has gone through several revisions as we worked through our concept plan with the City Council. We presented our original plan in May of 2025 and a revised plan in October of 2025. Back in May, our approach to this site proposed a blend of townhomes and single-family homes. We considered site plans with only single-family lots. However, any site plan with only single family homes ran into difficulty complying with the City's comprehensive plan and the prescribed density ranges found therein. In order to comply with the City's approved 2040 Comprehensive Plan, we needed to include a portion of medium density, which is why our May 2025 site plan proposed townhomes and 65' single-family lots. Council feedback at the May 2025 work session indicated a desire by the Council for a site plan with larger lots, upscale homes, and a neighborhood without townhomes.

During the past summer, we contemplated changes to our site plan to reflect the Council's feedback, yet thread the needle on other things like density and navigating protected wetlands while also complying with the City's Comprehensive Plan. Protected wetlands on this site are found in abundant supply. The Rice Creek Watershed District (RCWD) has rules in place to protect higher quality wetlands. Any development of this site will need to avoid these wetlands to the greatest extent possible and abide by the RCWD's wetland buffering rules as they are the regulating body over wetlands. Additionally, the parcels that will comprise the neighborhood are guided for LDR by the City's Comprehensive Plan. LDR has a density requirement of 2.5 to 6 units/acre. When site planning any neighborhood, we review a city's comprehensive plan and create a plan that follows how the land is guided to the best of our ability. This plan was approved by both the City of Blaine and the Metropolitan Council. Any site plan not providing for the minimum required density likely wouldn't get sewer extension permits issued from the MPCA at the request of the Metropolitan Council.

During the months following the review of our initial site plan last May, we had meetings with most of the City Council. It was through these meetings that it became clearer that the lot size of single-family homes was less important than the quality of the exterior aesthetics of the homes. In order to thread the needle of City Council feedback and the approved Comprehensive Plan, we revisited our plans to make changes based on this information. At our second concept plan review, we introduced a site plan with more upscale single-family homes on larger lots along

with an aesthetically pleasing twin home product for the empty nester buyer. This proposal, along with the discussion about the protected wetlands and the density required by the City's comprehensive plan, seemed to be more well received by the Blaine Council.

Density Requirement

At the May work session, most of the city council expressed a desire for the site plan to be all larger lots. This topic was further addressed at the October work session. Below is a calculation of the density of a site plan composing solely of 80' lots.

RAVENWOOD — City of Blaine — 12/5/25

Density Calculations

Number of Residential Units Proposed	87
Total Acreage	82.77
Exclusions	
Wetlands and required buffers *(Wetlands & WMC Buffer)*	27.93
Rare, threatened, or endangered species preservation *(Rare Plants protection area in Outlot D)*	1.24
Public parks and public open spaces	
Arterial Roads *(Lexington Ave)*	1.26
Future Development *(Outlots J & K)*	0.17
Public stormwater in outlots to be deeded to the City* *(All ponds receive public water)*	8.26
Commercial Uses	
Other: *(ACHD Pond Easement & Electric Easement)*	1.56
Gross Density	**1.05111**
Net Density	**2.05431**

* Confirm whether outlots are eligible to be deeded to the City with the engineering department

Net density must match the land use designation from the Comprehensive Plan

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-25 units per acre
HDR	12-25 units per acre
HDR2	12-60 units per acre

An 80' wide lot plan yields a density of 2.05 units/acre. Larger acreage lots would aggravate the density calculation. Some smaller lots are needed on this site to be able to achieve the minimum density required for the site. Seventy-foot-wide lots on the interior of the site with twin homes on the east side of the site targeting the retiree population, would yield 3.1 units per acre and would comply with the City's comprehensive plan while keeping the density to the lower end of the guided density designation. The Met Council will be requiring a higher minimum density

from land use applications in the future. With the passage of time, site plans will be required to have a minimum 3.5 units/acre density. Supporting our plan now allows us and the City to keep the density to the lower end of the allowed density prescribed for LDR guided areas.

Creating lakes out of the existing wetlands

Additional feedback that was received after the May work session suggesting we could convert the wetlands on our site into man made “lakes” like the existing neighborhood to the west. I investigated the possibility of doing this and it turns out this is not feasible. I presented this information to the city council at my second presentation this past October. It’s a salient point that bears repeating in our preliminary plat application. I discussed the possibility of digging up the wetlands and creating lakes in their place with our consultant. Our consultant, Melissa Barrett with Kjolhaug Consulting had the following response to question of replacing the wetlands with lakes.

The neighborhood to the west (the Lakes) was a sod field. Very little of it was regulated wetland. Because of the poor soil (peat), the peat needed to be stripped and then the sand underneath was mined. Mined sand was used to make the new upland topography, and then the holes where sand was mined are now “lakes”. Working around wetlands was not something the project layout needed to consider.

The McKinley site has extensive, natural wetlands. Many of the wetlands are in the RCWD wetland management corridor (a contiguous corridor encompassing high priority wetland resources identified at a landscape scale). These wetlands need to be worked around as much as possible to satisfy wetland sequencing and garner a permit from the watershed and Corps of Engineers.

Neighboring Development

HJ Development’s site is proposed to be retail/commercial. As you move from east to west through the HJ site and cross over into the McKinley/Kempf site, develop goes from more intense to less intense. A commonly accepted planning practice is to build medium density homes adjacent to retail/commercial to act as a buffer between retail/commercial and the more upscale single-family homes. This allows for a soft transition as you travel further west through the McKinley/Kempf site into the larger single-family lots. The progression is similar to the Lakes development as you move through that neighborhood from the west to the east. In the Lakes development, next to busier streets there are quad homes, town homes, apartments and smaller single-family homes. As you move further away from the busier roads, the medium density development transitions to larger single-family homes. Eventually this medium density type development gives way to larger single-family homes. In our proposal, we propose to develop in a similar fashion, moving from the east to the west and we have the twin homes, a low to medium density use next to the more intense uses of the commercial area. This creates a buffer between the commercial and larger single-family homes.

Rezoning Request

We are requesting that our site be rezoned to Development Flex. This zone will allow for both proposed home and lot types to exist. Below are our responses to the Development Flex criteria analysis.

Development Flex Criteria:

The City Council shall consider the following criteria and objectives in processing the application for rezoning to the DF district and the application for the CUP:

1. The proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zone.

    - Development Flex will allow the applicant to provide a low/medium density home product, in this case a twin home, along with the larger single-family lots that are proposed. The price ranges for the Twin from $450,000 to $550,000 and the single-family home pricing will be $650,000 to $800,000+. The single-family homes will serve the family that is growing and needs more space, while the twin homes will serve a completely different buyer in the market; the empty nester/retiree.

2. The proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning.

    - Pulte's site plan overachieves regarding the amount of open space. Our proposal, Ravenwood, protects and preserves the naturally occurring wetland/ponding features of the site. Thirty-five percent of this site is preserved for high quality wetlands and the necessary buffering. An additional 12% will be reserved for ponding. Additionally, we will contribute to the park dedication fund.

3. The proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan.

    - Our proposal is to provide twin homes along with single family homes. Twin homes is becoming more in demand in communities throughout the market. Providing retiree targeted housing allows residents who no longer wish to have the responsibility of maintaining a larger home and yard, an option to stay in the community they love while giving up some of the responsibilities of mowing their lawns or removing snow from their driveway and front walkways. Pairing up twin homes with single family homes allows for a unique combination of housing that allows our proposal to comply with the density requirements of the City's comprehensive plan, while serving compatible home buyers.

4. The proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible.

    - Our site plan will preserve all the wetlands located in the Rice Creek Watershed District's wetland management corridor located on our site. Nearly 35% of our plan preserves these higher quality wetlands. There is a public ditch in the northeast portion of the site that is being crossed by our entrance road but is being left alone in its current alignment and is being protected by the same buffering that the high-quality wetlands are being afforded. While we are impacting population of rare plants located towards the interior of the site, we have adjusted our northern disturbance boundary to avoid another rare plant population altogether.

5. The proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems.

    - Our proposal complies with the comprehensive plan density range. The site is largely guided LDR with a density of 2.5 to 6 units/acre. Our proposal is coming in at 3.1 units per acre which is to the lower end of the density range. Conversations with city staff have indicated that water and sewer have capacity to serve our proposed development.

6. The proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas.

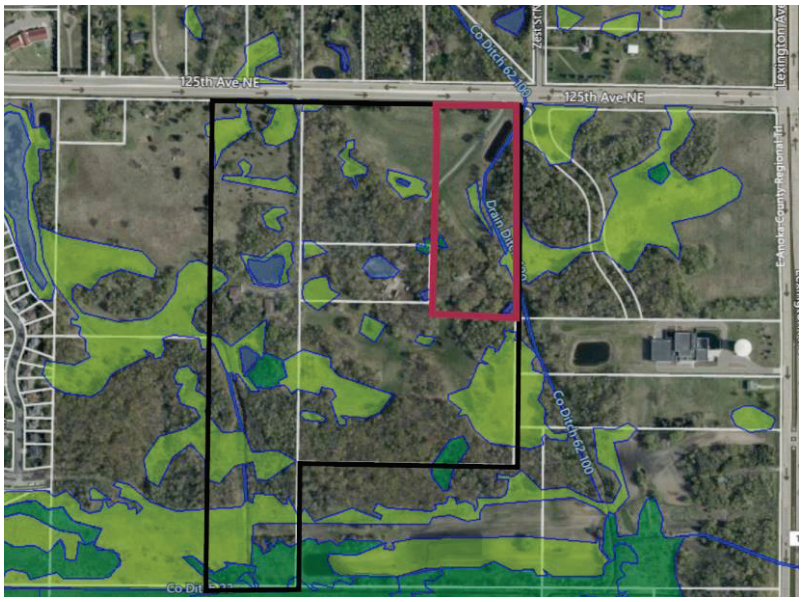
- With commercial/office development to the east, it makes sense to have a low/medium density housing element podded on the east side of our site. This creates a natural transition from a more intensive use to the less intensive use to the single-family homes we are proposing. We are also planning for street connections to the west of our site and to the south, so that our plan allows for access to other parcels as they develop at some point in the future.

7. The proposal is consistent with all other applicable city and state regulations.

   - Our application to the Rice Creek Watershed will be submitted by December 9th, 2025. A rare plant application was submitted to MNDNR on December 3rd, 2025. A replacement and mitigation plan will be submitted to the local TEP and USACOE the week of December 8th, 2025. The applicant will comply with all rules and laws associated with developing this site.

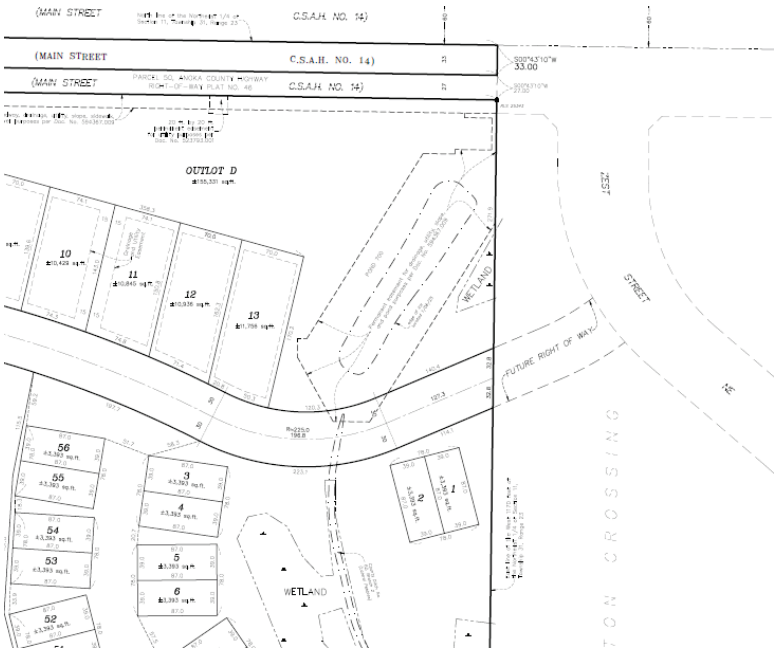
Comprehensive Plan Amendment

With our request for preliminary plat approval and a rezoning to Development Flex, we are requesting a comprehensive plan amendment be approved. While a majority of the site is guided low density residential or LDR, a small portion located in the northeast corner of the site is guided planned industrial or planned commercial or PI/PC. The black outline in the graphic below is the McKinley and Kempf parcels under consideration for this development and the majority of which is guided for low density residential. The mauve outline indicates the approximate portion of the site that is guided PI/PC. If approved, our requested comprehensive plan amendment would guide the entire site including the mauve area from LDR or PI/PC to L-MDR which still has a starting density of 2.5 units per acre.



Site Access

Access to the site would be primarily achieved with a connection to Zest. In addition to the Zest connection, temporary emergency access is proposed where there is an existing driveway. At some point in the future the Lakes Parkway will be constructed allowing for a permanent secondary access point into other developing areas and Pulte's site as well. When Lakes Parkway is constructed, temporary access from Main Street will no longer be needed and will go away. We have included in our preliminary plat what the proposed connection to Zest Street would look like.



Key Facts

- Existing zoning — Farm Residential
- Guided zoning — Low Density Residential/Commercial
- Proposed zoning — Development Flex (DF)
- Proposed use — 135 homes total
  - 79 single family homes
  - 56 twin homes

Number of Residential Units Proposed	135
Total Acreage	82.77
Exclusions	
Wetlands and required buffers *(Wetlands & WMC Buffer)*	27.93
Rare, threatened, or endangered species preservation *(Rare Plants protection area in Outlot D)*	1.24
Public parks and public open spaces	
Arterial Roads *(Lexington Ave)*	1.26
Future Development *(Outlots J & K)*	0.17
Public stormwater in outlots to be deeded to the City* *(All ponds receive public water)*	8.26
Commercial Uses	
Other: *(ACHD Pond Easement & Electric Easement)*	1.56
Gross Density	**1.63103**
Net Density	**3.18772**

- Dimensions/Setbacks – Twin Home
  - Front Setback 18 feet
  - Front Garage Setback 25 feet
  - Side Yard Setbacks 10/10 feet
  - Side Corner 20 feet

- Dimensions/Setbacks – 70’ Single Family Lots
  - Front setback 25 feet
  - Corner setback 20 feet
  - Rear setback 30 feet
  - Side setback 10 feet and 10 feet
  - Minimum lot width 70 feet

Environmental Due Diligence

We have continued doing all the necessary due diligence on the site including environmental studies, geotechnical work. We conducted a rare plants survey for our site throughout this past growing season and identified two protected species of rare plants on the site. We have applied for a permit with the MNDNR regarding the impact on some protected plants. We adjusted our grading limits to avoid and protect another species of rare plants along the northern portion of the site. We also proved a tree coverage page in our preliminary plat work along with a landscaping plan.

Park Dedication

It is the applicant’s intent to meet the City’s Park dedication requirements by paying park dedication fees.

The Homes

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. We continually reach out

to home buyers and Pulte homeowners to get feedback to improve our home designs. It is what we call Life Tested®. Through this intensive process, we have conceived of and incorporated innovative features such as the Pulte Planning Center, the Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. Click on this link to learn more about Life Tested® process Experience Life Tested | Pulte. This exhaustive process has played a major part in Pulte's success in **"*Building Incredible Places Where People Can Live Their Dreams*."**

We are proposing to build 70' single-family lots with higher-end homes. Architecturally speaking, these homes will have LP siding with stone accents, 3 stall garages, varying roof pitches and more than 30 color schemes to ensure a diverse and rich feel to the development. Offering a twin home product here reduces the density of the site, when compared with townhomes, but still allows the application to meet the minimum density of the LDR designation. The twin home also provides an option for retirees who want to stay in Blaine but downsize the home in which they live. Twin home aesthetics are also important to the city council. We heard and understood this. Our response is to offer homes with LP siding on all sides and stone accents. Several color packages will be offered on the Twin homes as well. More information on the homes is available below.

Energy Efficiency

The homes that Pulte will be constructing will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a home built to the 2004 International Energy Conservation Code is awarded a rating of 100 (lower is more energy efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our homes runs in the range of 47 to 53. We are building extremely energy-efficient homes that dramatically exceed the International Energy Conservation Code threshold.

Phasing & Schedule

The City of Blaine's application schedule suggests that staff review, and possible planning commission and council consideration would occur as follows:

Preliminary Plat Land Use App	December 5, 2025
Preliminary plat approval	February/Mach 2026
Site development	Spring 2026
Model home opens	late 2026/early 2027
Full build of homes	early 2029

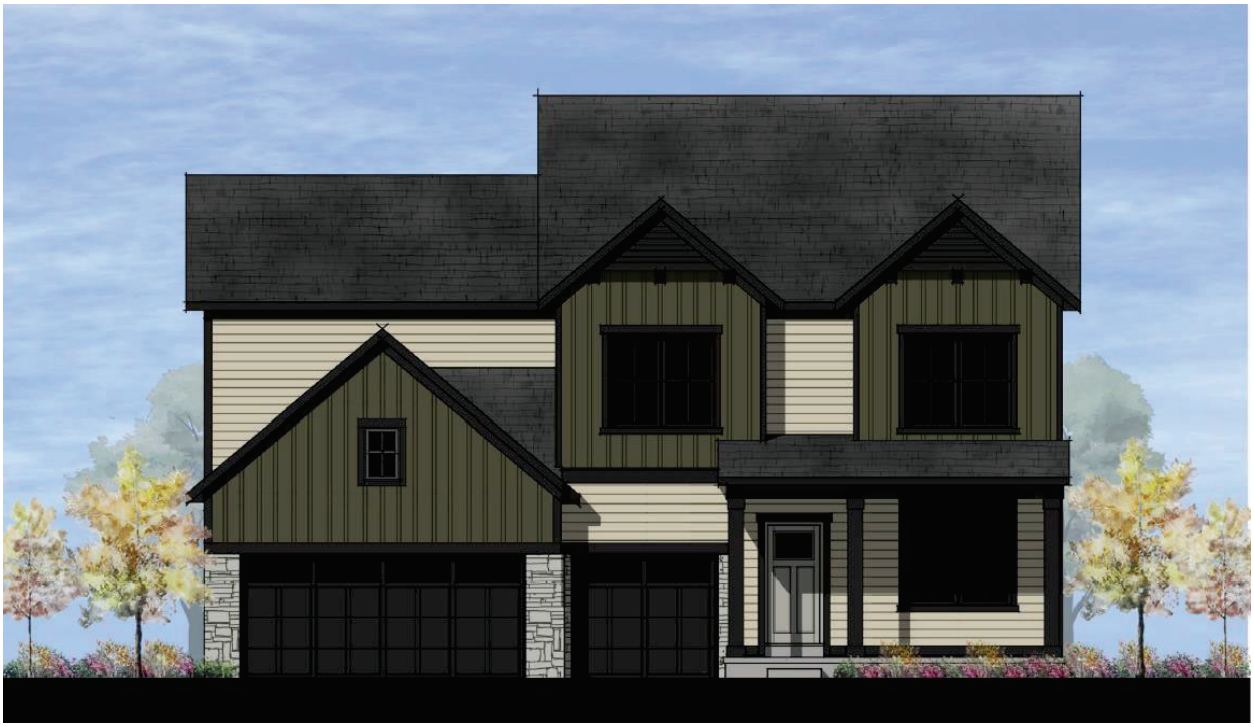
Conclusion

Site Plan Adjustments and Density Reductions: After adjusting our site plan from smaller single family lots to larger single family lots with more upscale homes and removing townhomes altogether and replacing them with twin homes, we have responded to some of the city council's concerns regarding our initial plan. We decreased the density and have agreed that the homes will have superior exterior finishes. The single-family homes on the revised plan will have stone and LP exteriors. Twin homes target an empty nester buyer, which seemed to appeal to the city council. These homes will also have stone and LP treatment on the exteriors. Our original plan had over 170 units and the revised plan has been reduced to 135 units; despite this reduction in the number of homes our plan still complies with the City of Blaine's Comprehensive Plan guidance for low density residential.

Preservation of WMC Wetlands: Additionally, there are numerous wetlands throughout the site that are considered high quality by the Rice Creek Watershed District (RCWD) and are in the RCWD's wetland management corridor (WMC). These WMC wetlands need to be preserved and also require buffering around them for protection. We designed our site to preserve these higher quality wetlands and comply with buffering requirements.

Approvals Sought: We are seeking preliminary plat approval, a rezoning/CUP of the site to Development Flex and a Comprehensive Plan Amendment, guiding the entire site to L/MDR, along with the ability to connect to Zest Street which will require access through city owned property.

Conceptual Home Elevations – Upscale Single-Family Homes.



Conceptual Twin Homes

Neighborhood Meeting Summary

February 5, 2026

The neighborhood meeting had 5 neighbors attend the meeting. The three McKinley sisters and their realtor were present as well. We presented a PowerPoint. Haley Daily Sievers from Pulte and Brian Krystofiak from Carlson Engineering also attended.

A sign in sheet was available but only two people signed the signup sheet – Mike Ferraio (sp?) and Nate Raich.

The were only a few questions asked at the end of the presentation.

One question was about access into and out of the site. Using the presentation as a visual, it was illustrated how people would gain access to the site.

Another person asked about when Lakes Parkway will be built. It was stated that while the Lakes Parkway connection has been planned for a while, we couldn't suggest when it will be built.

One person in attendance expressed concern that future residents of our neighborhood driving into The Lakes neighborhood and using their public parks. We responded to the effect that the public is free to use any public park in the City or elsewhere for that matter.

One person in attendance stated that they were a developer that lived in The Lakes and he thought our site plan was excellent.

Dean Lotter
Director of Land Planning and Entitlements
Pulte Group

City of Blaine
Density Calculations

Number of Residential Units Proposed	86
Total Acreage	82.77
Exclusions	
Wetlands and required buffers (don't include stormwater ponding)	29.1
Rare, threatened, or endangered species preservation	0.13
Public parks and public open spaces	
Arterial Roads	1.61
Future Development	
Public stormwater in outlots to be deeded to the City*	11.29
Commercial Uses	
Gross Density	**1.03902**
Net Density	**2.11614**

* Confirm whether outlots are eligible to be deeded to the City with the engineering departmer

Net density must match the land use designation from the Comprehensive Plan

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-25 units per acre
HDR	12-25 units per acre
HDR2	12-60 units per acre

Input Cell

Output Cell

SITE DATA

TOTAL SITE AREA ——— ±82.77 AC.
TOTAL NUMBER OF 80' LOTS ——— 86

80' SINGLE FAMILY LOTS
MINIMUM RESIDENTIAL SETBACK DATA:
FRONT ——— 30 FT.
SIDE (GARAGE) ——— 10 FT.
SIDE (HOUSE) ——— 10 FT.
SIDE CORNER ——— 20 FT.
REAR SETBACK ——— 30 FT.

MIN. LOT SIZE (AC.) ——— 10,000 FT.

TOTAL CENTERLINE LENGTH ——— ±5,380 L.F.

Number of Residential Units Proposed	**86**
Total Acreage	**82.77**
Exclusions	
Wetlands and required buffers (don't include stormwater pond	**29.1**
Rare, threatened, or endangered species preservation	**0.13**
Public parks and public open spaces	
Arterial Roads	**1.61**
Future Development	
Public stormwater in outlots to be deeded to the City*	**11.29**
Commercial Uses	
Net Acreage (Total Acreage-Exclusions)	**41.99**
Gross Density (86 Units/82.77 Total Acres)	**1.039**
Net Density (86 Units/41.99 Acres)	**2.1161**

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-25 units per acre
HDR	12-25 units per acre
HDR2	12-60 units per acre

LEGEND

- Denotes Delineated Wetland
- Denotes WMC Wetland
- Denotes WMC Wetland Buffer (25' Min. – 50' Average)
- Denotes Rare Plants

NOTES

1) Field work completed January 21, 2025.
2) Title commitment furnished by Title Resources Group with Commitment Date: November, 24th 2024 at 12:00am.
3) Wetlands delineated by Anderson Engineering of Minnesota, LLC. May 28th, 2024.

N

0 75 150 300

(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSON-ENGINEERING.COM

CONCEPT PLAN
80' LOT LAYOUT

RAVENWOOD
Blaine, Minnesota

PULTE GROUP
1650 W. 82nd St. South
Bloomington, MN 55431

REVISIONS
1.
2.
3.
4.
5.
6.

DRAWN BY:	C#
ISSUE DATE:	03/23/2026
FILE NO:	XXX

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City of Blaine
Planning Commission

February 10, 2026 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, February 10, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Halpern, Howard, Olson and Chair Goracke.

Members Absent: Commission Members Geiselhart, Gorzycki and Swanson.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Assistant Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.2. 2025-681 Case File No. 25-0056 // Pulte Group // 3700 and 3900 125th Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Comprehensive plan amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR).
3. Preliminary plat to subdivide approximately 83 acres into 79 single family lots, 56 twinhome lots, one common lot and 11 outlots to be known as Ravenwood
4. Conditional use permit to allow construction of 79 single family homes and 56 twin homes in a Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public

hearing for Case File 25-0056 was opened at 7:12PM.

Dean Lotter, Pulte Homes representative, thanked the commission for considering this request. He commented he began evaluating this site in 2025. He reported this project had a lot of wetlands and situations that had to be managed. He noted he was available for comments or questions.

Laura McKinley, 3900 125th Avenue NE, one of the property owners, explained her family was supportive of the proposal. She indicated she has lived in the community for decades and has seen the community grow and prosper. She stated development wasn't for everyone and she now was ready to leave the city of Blaine. When she came to this conclusion, she began a partnership with Pulte Homes because it seemed like a really good fit. She asked that the commission support the proposed request and move this item forward to the city council.

Kathy Todych, representative of the sellers, explained she has lived in six different northern suburbs over the past 25 years. She discussed how the McKinley sisters have cared for this land for more than 50 years. She indicated the McKinley sisters have purchased rural land in hopes of relocating their farms in a quieter setting. After decades of being responsible property owners, the McKinley sisters were ready to move forward with the next chapter of their lives. She commented on the housing shortage that was facing the metro area and noted Pulte Homes was well positioned to help address this need. She reported Pulte Homes has taken the time to meet with neighbors and hear their concerns. She noted the proposed development includes twin homes for seniors as well as single-family homes. She requested the city move forward with the proposed development without requiring the homes to be $1+ million like the homes in the Hidden Forest development in Ham Lake. She commented further on how there was a need for twin homes in the community.

Amy Peterson, 9932 Fillmore St NE, explained she supported the city moving forward with a responsible Blaine-appropriate housing development that supports families, existing neighborhoods and commercial investments that were being made in this area. She reported Blaine was a strong suburban community not a niche luxury market, when it came to housing. She indicated the median value home in Blaine was $391,450. She commented on how one-acre lots with million dollar homes would serve on a small narrow buyer pool. She supported this project moving forward with standard sized suburban lots with high quality homes tat would be more attainable for families. She noted this development would provide a balanced mix of housing types. She indicated there was a demand for additional housing in Anoka County between now and 2030 of over 18,000 housing units. She encouraged the commission to support the proposed development as it would bring stable housing to the community.

Alex Pavlov, 362 98th Avenue NE, explained he was a local realtor. He stated he was excited about the proposed housing project and noted there was a growing need for one level living options for seniors in the community. He encouraged the city to continue to invest in one level living options because this would free up existing housing units while also allowing seniors to age in place.

John Solem, 3421 126th Circle NE, explained he was a full-time employee of the federal government, part-time real estate agent, and was also a member of the national guard. He

stated he appreciated the sense of community that would be created through the proposed development and urged the city to not pursue larger lots and more expensive homes. He noted he moved to Blaine six years ago, and he greatly appreciated the sense of community he found in his neighborhood. He was of the opinion Pulte Homes did a wonderful job creating community and encouraged the planning commission to move this project forward.

Galen Wax, 3775 125th Avenue NE, indicated he was a life-long resident of Blaine and noted he supported this project moving forward. He asked how utilities would be brought to this development.

Project Engineer Barnes explained utilities would be brought from the Zest Street connection and would extend through the proposed streets to the south. She indicated there would be a looped watermain through this development.

Mr. Wax inquired if there would be a traffic signal at Zest Street.

Project Engineer Barnes reported a traffic signal would be constructed this summer at the Zest Street and Main Street intersection.

Ron Van Wald, 12527 Leyte Street NE, Unit D, thanked the planning commissioners for their service to the city of Blaine. He explained he was a neighbor to the McKinley sisters. He reported he has an adult son that was severely disabled and noted he has lived in this area of Blaine for the past 10 years. He indicated he supported the proposed development and encouraged the planning commission to do the same.

The public hearing was closed at 7:34PM.

Chair Goracke asked when project construction would begin if the project were approved.

Mr. Lotter explained he was working on getting approvals from all of the proper agencies and noted he hoped to begin construction in April or May of this year.

Commissioner Halpern questioned if this project would be entered and exited off of Zest Street.

Project Engineer Barnes reported this was the case. She noted there were future plans to connect the road to the Lakes Parkway extension.

Commissioner Olson asked if the development would have sidewalks.

Project Engineer Barnes explained sidewalks were part of the development.

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056A a rezoning from Farm Residential (FR) to Development Flex (DF) with the following rationale:

Case 25-0056A:

1. **The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create an attractive benchmark of quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
2. **The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.**

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056B a comprehensive plan amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR) with the following rationale:

<u>Case 25-0056B:</u>

1. **The proposed L-MDR land use is consistent with adjacent residential uses.**
2. **The L-MDR land use designation to allow twinhomes is an appropriate land use to be located adjacent to existing commercial land use.**
3. **The proposed land use allows for construction of a variety of housing products to meet market demands for a range in density.**

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056C a preliminary plat to subdivide into 79 single family lots, 56 twinhome lots, one common lot and 11 outlots to be known as Ravenwood with the following conditions:

<u>Case 25-0056C:</u>

1. **Park dedication will be required for the 135 new lots being constructed at the rate of $5,800 per unit (2026 rate), for a total park dedication fee of $783,000 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
2. **The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 7 is $8,760.00 per upland acre and will be applied to the acreage platted. This will be updated once the 2026 indexed rates become available.**
3. **Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
4. **All development signage by separate review.**
5. **Each single family lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. One additional tree is required on corner lots.**

6. **The twinhome development is required to plant one overstory, one conifer, and one ornamental tree per unit.**
7. **43 trees shall be planted adjacent to 125th Avenue.**
8. **The developer must meet the City's Tree Preservation requirements by planting 254 replacement trees for the lots that are preliminary platted (31.65 disturbed acres). This requirement can be met with the required front and rear yard trees, plantings adjacent to Lexington Avenue, and required trees for the twinhome development.**
9. **The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**
10. **Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.**
11. **The overall development shall be certified by a Professional Engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.**
12. **Plans and specifications must be approved by the City prior to start of construction.**
13. **An Anoka County right-of-way permit is required prior to start of any site work.**
14. **Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.**
15. **The developer will be required to grant right of entry to the City of Blaine so that a second monitoring well can be constructed within the existing easement area.**
16. **Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.**
17. **Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.**
18. **The developer shall provide an exhibit that denotes the public versus private areas of the storm drainage system. Outlots that will remain private shall also be included in the exhibit.**
19. **The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.**
20. **Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.**
21. **A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.**
22. **The developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.**

23. **The developer has responsibility to comply with any 125th Avenue NE improvements associated with this development per Anoka County plat review comments, if any.**
24. **The developer shall provide a construction cost estimate that includes costs for the construction of the section of Lakes Parkway that is within the property limits. This additional escrow funds will be required to be provided to the City to allow for completion of this roadway when necessary.**
25. **All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.**
26. **All streets will follow the Anoka County street name grid system.**
27. **Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.**
28. **Sidewalks and or trails are required on all streets and location will be determined in the plan review process.**
29. **Streetlights shall be installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all of the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the developer, will be required to be maintained by the homeowners association.**
30. **Hydrant locations must be reviewed and approved by the Fire Department.**
31. **Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.**
32. **As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.**
33. **The developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final FEMA documents, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.**

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056D a conditional use permit to allow construction of 79 single family homes and 56 twin homes in a Development Flex (DF) zoning district with the following conditions:

<u>Case 25-0056D:</u>

Single Family 70 foot Lots — DF Development Standards

<u>Permitted Uses:</u>

1. **Single-family detached dwellings**
2. **Group family daycare**

Accessory Uses:

1. **Private attached garages - one detached accessory structure, with area less than 120 square feet, will be permitted.**
2. **Private swimming pools meeting the requirements of Blaine Municipal Code Chapter 18 Article III.**
3. **Keeping of not more than two (2) boarders and/or roomers per dwelling unit.**

Conditional Uses:

1. **Home occupations listed as Conditional Uses in Section 129-10**

Standards:

1. **Setbacks**
    - **Front yard setback - 25 feet**
    - **Side yard setback - 10 feet (house and garage)**
    - **Corner side yard setback - 20 feet**
    - **Rear yard setback - 30 feet**
2. **Maximum building height - 2 1/2 stories or 35 feet.**
3. **It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet.**
4. **The minimum finished floor area above grade for all homes shall be 1,700 square feet above ground for a single-level home and 2,600 square feet above ground for a two-story home.**
5. **All homes shall have a minimum depth and width of 24 feet.**
6. **All single-family homes will have varying roof styles and exterior treatments. Use of premium materials such as LP siding, stone, brick, etc., to be used on all front elevations. LP siding or equivalent is required on all elevations. All homes to incorporate multiple gables or varied rooflines and articulation of the front façade.**
7. **All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.**
8. **Driveways shall not be constructed closer than three feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.**
9. **It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.**
10. **Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. All corner lots require one additional tree.**

11. **The developer to require the homeowners association to maintain all common areas.**
12. **All development entrance signage by separate permit.**
13. **43 trees shall be planted adjacent to 125th Avenue.**

Twinhome Lots

Permitted Uses:

1. **Twinhome attached dwellings**
2. **Group family daycare**

Accessory Uses:

1. **Private attached garages — No detached accessory structures.**
2. **Keeping of not more than two (2) boarders and/or roomers per dwelling unit.**

Conditional Uses:

1. **Home occupations listed as Conditional Uses in Section 129-10**

Standards:

1. **Setbacks**
    - **Front yard porch setback - 18 feet to back of curb**
    - **Front yard garage/house setback - 25 feet to back of curb**
    - **Side yard setback (between buildings) - 20 feet**
    - **Corner side yard setback - 20 feet**
2. **Maximum building height - 2 1/2 stories or 35 feet.**
3. **It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings are not permitted.**
4. **The minimum finished floor area above grade for all homes shall be 1,700 square feet above ground.**
5. **Use of premium materials such as LP siding with stone accents is to be used on all front elevations. LP siding or equivalent is required on all elevations.**
6. **All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.**
7. **It shall be required that all yards of the twinhomes be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.**
8. **It shall be required that all rear yards provide a minimum of 20-ft from the rear of the structure to any platted stormwater feature.**
9. **The twinhome development is required to plant one overstory, one conifer, and one ornamental tree per unit.**

10. **Underground irrigation must be used for all landscaped areas.**
11. **The developer to require the homeowners association to maintain all common areas.**
12. **All development entrance signage by separate permit.**
13. **All site plan and unit plans require approval from the Planning Department prior to any work being performed onsite.**
14. **In addition to the two garage stalls per unit and driveway parking, there shall be one parking space for each three units for guest parking.**

Motion seconded by Commissioner Olson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the March 2, 2026 city council meeting.

City of Blaine
Staff Report

File Number: RES 26-43

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.6

Resolution Granting Preliminary Plat Approval to Subdivide Approximately 83 Acres into 79 Single Family Lots, 56 Twinhome Lots, One Common Lot and 11 Outlots to be Known as Ravenwood at 3700 and 3900 125th Avenue NE. Pulte Group (Case File No. 25-0056/SLK)

Executive Summary

The applicant is requesting a preliminary plat to develop an 83-acre site into 79 single-family lots, 56 twinhome lots and outlots for wetlands and ponding.

Background

Planning Commission Public Hearing	02/10/26
City Council (Preliminary Plat)	04/06/26
City Council (Final Plat)	TBD
Action Deadline	05/13/26

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer.

Preliminary Plat
Section 74-46 Preliminary Plat Standards of Review:
The planning commission shall make a recommendation on the preliminary plat considering conformance with the city's comprehensive plan, zoning ordinance, this chapter and all chapters of this code.

Evaluation of Request
Planning Analysis
Surrounding Zoning and Uses
North, West, and South - Vacant land, single-family homes and wetlands zoned Farm Residential (FR).
East - Zoned Town Commercial (B-5) and currently vacant.

Current and Proposed Land Use

The majority of the property is guided Low Density Residential (LDR) with a small portion guided Planned Industrial/Planned Commercial (PI/PC). The applicant proposes a comprehensive plan amendment for the whole site to L-MDR.

The proposed land use designation is consistent with the adjacent residential properties and the addition of L-MDR is an appropriate land use to be located adjacent to existing commercial land use. The L-MDR zoning district allows for twin homes.

Current Zoning

The property is currently zoned FR. The FR district is intended for areas where urban services are not presently available. In order to develop, a rezoning is necessary.

Proposed Zoning

The Development Flex (DF) District is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this subpart. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing said owner's property with greater flexibility in land uses, and at the same time, protect the interest of surrounding properties in the following ways:

(1) By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls.
(2) By permitting a combination of housing types and style, including single-family, two-family, and multiple-family dwellings, with the exception of manufactured homes.
(3) By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments.
(4) By allowing for any type of ownership, private, condominium, or rental.
(5) By allowing flexibility in setback and height restrictions.
(6) By allowing nonresidential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such nonresidential uses will enhance the character, amenities, and convenience of those who live in the proposed development.
(7) By providing an efficient use of land resulting in more cost-efficient installation of utilities, streets, and other facilities.
(8) By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas.
(9) By contributing to the tax base of the community without making undue demands on the community service.
(10) By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the city zoning regulations and subdivision ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the city and its inhabitants.

Land Use Designation

Most of the property is designated as LDR and allows 2.5–6 units per acre, and an approximately 12 acre area in the northeast corner of the property has a PI/PC land use. However, LDR and PI/PC do not allow townhomes. Therefore, the applicant is requesting a land use destination of L-MDR to allow

townhomes but still allow a density of 3.1 units per acre.

Existing Conditions
The three subject properties are a total of approximately 83 acres and have an existing single-family home with accessory buildings on the two western parcels. The larger eastern parcel has accessory buildings located on the parcel. The site has vast amounts of wetlands and may have plants categorized as endangered species.

History
The City Council reviewed a concept plan in May 2025 that included 83 65-foot-wide single-family lots and 91 townhomes. Council consensus in May was to not support a land use change to allow townhomes as many council members wanted to see unique homes on larger lots. In October 2025, the applicant submitted a revised concept plan that they felt provided upscale single-family homes on 70-foot lots, and twin homes which target the move-down, or retiree buyer. The site plan met the comprehensive plan's minimum density requirements.

The consensus of the City Council was that they were receptive to the changes the applicant made to the plans in October 2025, but no definitive direction was given.

Plat
The preliminary plat creates 79 single-family lots and 56 twinhome lots, one common lot, and 11 outlots for ponding, wetlands, and future development. The DF zoning district does not have minimum lot sizes. The lot width of the single-family lots is 70 feet and the twinhome lots are 39 feet wide.

Lots range from 3,393 s.f to 12,687 s.f. As proposed, the lot sizes are as follows:

- Common Lot - 12.01 acres
- Oultot A - 2.24 acres
- Outlot B - .10 acres
- Outlot C - .06 acres
- Outlot D - 3.57 acres
- Outlot E - 6.68 acres
- Outlot F - .81 acres
- Outlot G - 6.03 acres
- Outlot H - 16.55 acres
- Outlot I - 2.89 acres
- Outlot J - .12 acres
- Outlot K - .15 acres

Architecture
The proposed single-family homes and twinhomes will have varying roof styles and exterior treatments. All homes constructed should be consistent in architecture, materials and style with the drawings/elevations submitted for Conditional Use Permit (CUP) approval. Use of premium materials such as stone accents on all front elevations and LP smart siding on all elevations for the single-family homes. Each twinhome will have stone and LP siding fronts and LP siding on sides and rears.

Setbacks
The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:
Single Family-70 foot lots

- Front yard setback - 25 feet
- Side yard setback - 10 feet (house and garage)
- Corner side yard setback - 20 feet
- Rear yard setback - 30 feet

Twinhomes Lots

- Front yard porch setback - 18 feet to back of curb
- Front yard garage/house setback - 25 feet to back of curb
- Side yard setback (between buildings) - 20 feet
- Corner side yard setback - 20 feet
- 0 lot line for shared walls

The applicant has submitted an informational concept plan that includes 86–80 foot wide lots. This concept does not meet the LDR density requirement of 2.5 units per acre. The applicant has stated they would need approximately 102- 80 foot wide lots to meet the 2.5 units per acre requirement.

Parking
In addition to the two garage stalls per unit and two driveway stalls for the twinhomes, there shall be one parking space for each three units for guest parking. The site plan has 27 guest parking stalls shown. The parking provided meets the zoning ordinance requirement.

Landscaping
The landscape plan proposes one front yard tree, one rear yard tree and additional trees on corner lots in the single-family home area. The twinhomes will provide one overstory, one conifer, and one ornamental tree per unit. Additional trees will be planted adjacent to 125th Avenue. The proposed landscape plan meets requirements.

The city forester has reviewed the landscape plan and is requiring the substitution of 21 Northwood Red Maple and 19 Red Oak for different species, either Ginkgo, London Planetree, Horse Chestnut, Musclewood.

Tree Preservation
Approximately 31.65 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 254 trees would be required for tree replacement purposes.

The developer has proposed a total of 400 trees to be planted within this development. The tree preservation replacement requirement has been met. A total of 8.15 acres of trees are proposed to be

saved on the site.

Park Dedication
Park dedication will be required for the 135 new residential lots being constructed at the rate of $5,800 per unit (2026 rate) for a total park dedication fee of $783,000 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Engineering Analysis
Grading/Storm Drainage
The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) and city approved grading, drainage, erosion protection and sediment control plans prepared by the developer's engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

The grading plan shall provide greater detail on protecting existing trees and additional information on the adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities
The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2026 rate for Sanitary Sewer District 7 is $8,883.00 per upland acre and will be applied to the acreage platted.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Utilities will be extended to the edge of the plat for future connection to adjacent parcels.

The developer shall provide an exhibit that denotes the public versus private areas of the storm drainage system. Outlots that will remain private shall also be included in the exhibit.

Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water source for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in the easement.

The developer will need to submit the project to RCWD. Review, approval and permits are required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the homeowners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to Zest Street NE.

The developer will be required to grant right of entry to the City of Blaine so that a second monitoring well can be constructed within the existing easement area along 125th Avenue.

The developer shall provide a construction cost estimate that includes costs for the construction of the section of Lakes Parkway that is within the property limits. These additional escrow funds will be required to be provided to the City to allow for completion of this roadway when necessary.

All local roads shall be constructed to 29-feet back-to-back of width and will extend to the edge of the plat for future connection with adjacent parcels.

Six-foot concrete sidewalks are required to be constructed on one side of all local streets. Location to be determined in the plan review process.

The trail along the south side of 125th Avenue shall be maintained and/or modified as per the approved construction drawings.

As part of the street design, the development will be required to provide streetlights installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

Easements/Right-of-way/Permits

The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

All local public streets require dedication of 60-feet of right-of-way.

The developer is to provide access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10-feet wide and allow for vehicular access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.

Attachment List:
Zoning and Location Map
Preliminary Plat
Grading Plan
Landscape Plan
Tree Preservation Plan
House Elevations
Ghost Plat
Existing and Proposed Zoning
Existing and Proposed Land Use
Narrative
Neighborhood Meeting Summary
80-foot Lot Informational Plan
Density Calculation Sheet -80 foot Concept Plan
Unapproved Planning Commission Minutes 2/10/26

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. The meeting minutes are attached for reference to the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held on February 5, 2026. A summary of the meeting is attached. Comments included questions related to site access and when Lakes Parkway extension will be constructed.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved 021026 PC Minutes

City of Blaine

Signature Copy
Resolution: RES 26-43

Resolution Granting Preliminary Plat Approval to Subdivide Approximately 83 Acres into 79 Single Family Lots, 56 Twinhome Lots, One Common Lot and 11 Outlots to be Known as Ravenwood at 3700 and 3900 125th Avenue NE. Pulte Group (Case File No. 25-0056/SLK)

WHEREAS, an application has been filed by KEMPF JEFFREY & SUSAN and MCKINLEY TRUSTEE, DOROTHY M, Case File No. 25-0056 for a preliminary plat known as Ravenwood; and

WHEREAS, said case involves the division of land described as follows:

The North 2000 feet of the West 1170 feet of Northeast Quarter (NE1/4) of Section Eleven (11), Township Thirty-one (31), North of Range Twenty-Three (23) West of the Fourth Principal Meridian EXCEPT the South 310.00 feet of the North 1130.00 feet of the West 702.58 feet thereof.

Also EXCEPTING Parcel 50, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.

AND

The South 310.00 feet of the North 1130.00 feet of the West 702.58 feet of Northeast Quarter of Section 11, Township 31, North of Range 23 West of the Fourth Principal Meridian.
(Torrens Property)

AND

That part of the East Half of the Northwest Quarter of Section 11, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at the North One-Quarter corner of Section 11, Township 31, Range 23; thence West along the North line of Section 11, a distance of 490 feet; thence South and parallel to the East line of the Northwest Quarter of Section 11, to the South line of the said Northwest Quarter of Section 11; thence East along the south line of the said Northwest Quarter to the Southeast Corner thereof; thence North along the East line of said Northwest Quarter to the point of commencement, Anoka County, Minnesota.

EXCEPT Parcel 49, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.
(Abstract Property)

WHEREAS, the Blaine Planning Commission has reviewed said case file on February 10, 2026; and

WHEREAS, the preliminary plat meets the general requirements of section 74-46 of the Blaine Zoning Code; and

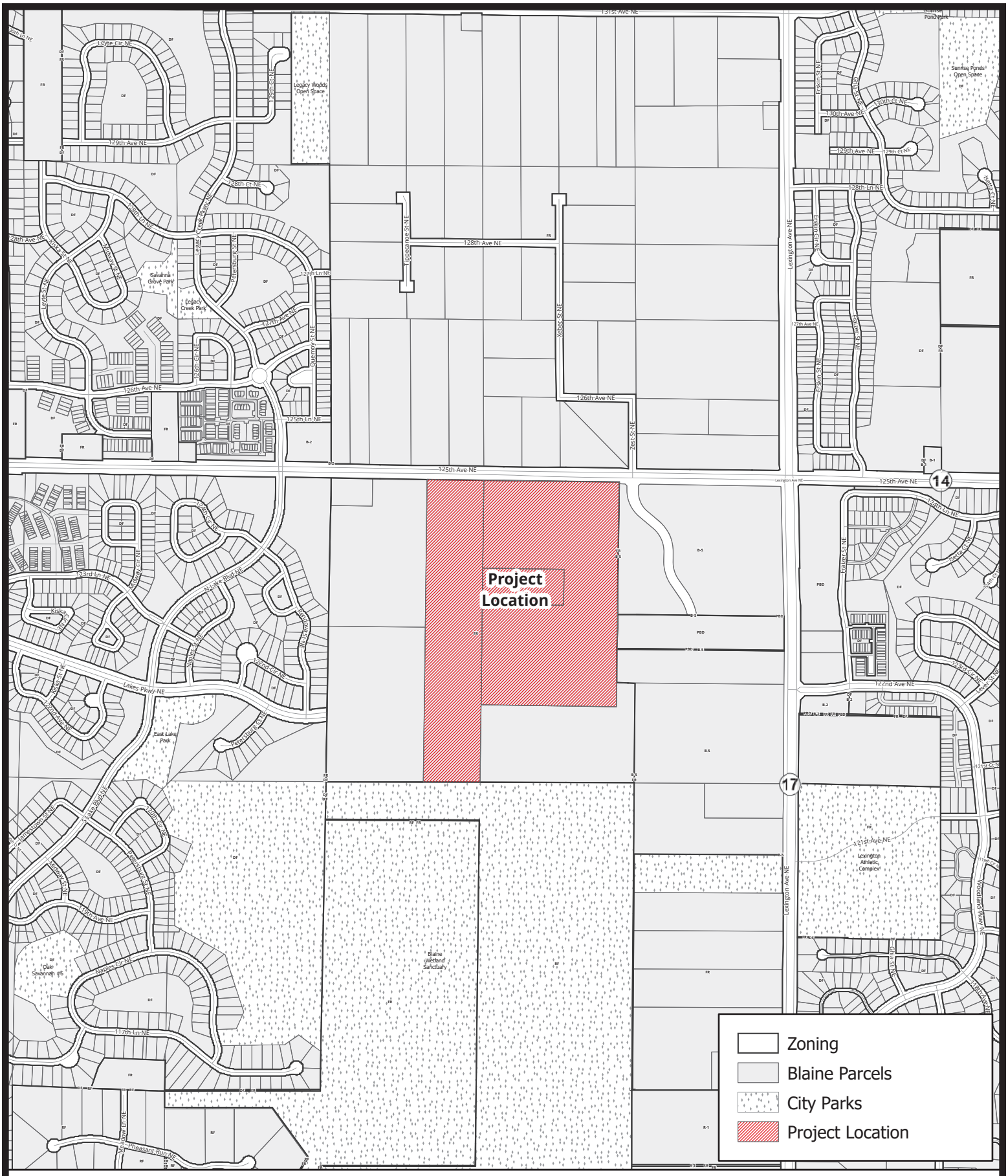
WHEREAS, the Blaine Planning Commission held a public hearing on February 10, 2026, and recommend approval regarding said plat with conditions; and

NOW, THEREFORE, BE IT RESOLVEDby the City Council of the City of Blaine that preliminary plat approval per Section 74-46 of the subdivision regulations is hereby granted for Ravenwood permitting preparation of a final plat for approval per Section 74-47 subject to the listed conditions.

1. Park dedication will be required for the 135 new lots being constructed at the rate of $5,800 per unit (2026 rate), for a total park dedication fee of $783,000 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2026 rate for Sanitary Sewer District 7 is $8,883.00 per upland acre and will be applied to the acreage platted.
3. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
4. All development signage by separate review.
5. Each single family lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. One additional tree is required on corner lots.
6. The twinhome development is required to plant one overstory, one conifer, and one ornamental tree per unit.
7. 43 trees shall be planted adjacent to 125th Avenue.
8. The developer must meet the City's Tree Preservation requirements by planting 254 replacement trees for the lots that are preliminary platted (31.65 disturbed acres). This requirement can be met with the required front and rear yard trees, plantings adjacent to Lexington Avenue, and required trees for the twinhome development.
9. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
10. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
11. The overall development shall be certified by a Professional Engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
12. Plans and specifications must be approved by the City prior to start of construction.
13. An Anoka County right-of-way permit is required prior to start of any site work.
14. Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.
15. The developer will be required to grant right of entry to the City of Blaine so that a second monitoring well can be constructed within the existing easement area.
16. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
17. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

18. The developer shall provide an exhibit that denotes the public versus private areas of the storm drainage system. Outlots that will remain private shall also be included in the exhibit.
19. The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.
20. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
21. A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.
22. The developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
23. The developer has responsibility to comply with any 125th Avenue NE improvements associated with this development per Anoka County plat review comments, if any.
24. The developer shall provide a construction cost estimate that includes costs for the construction of the section of Lakes Parkway that is within the property limits. This additional escrow funds will be required to be provided to the City to allow for completion of this roadway when necessary.
25. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.
26. All streets will follow the Anoka County street name grid system.
27. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
28. Sidewalks and or trails are required on all streets and location will be determined in the plan review process.
29. Streetlights shall be installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all of the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the developer, will be required to be maintained by the homeowners association.
30. Hydrant locations must be reviewed and approved by the Fire Department.
31. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
32. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
33. The developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final FEMA documents, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

PASSED by City Council of the City of Blaine this 6th day of April, 2026.

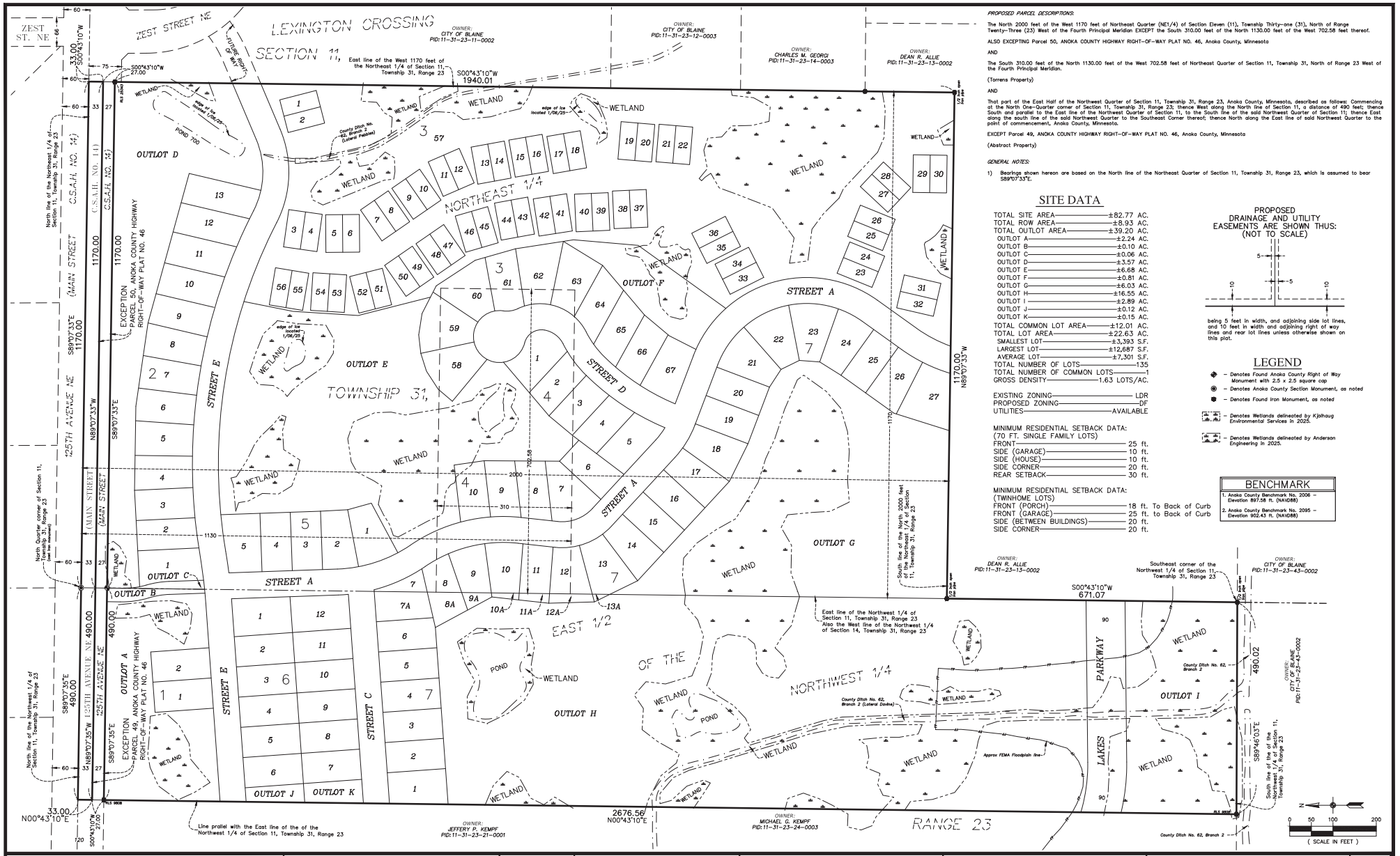


Case File No. 25-0056
Ravenwood

Scale: 1:12,878

BlaineMN.*gov*

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



PROPOSED PARCEL DESCRIPTIONS:

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EXCEPT Parcel 49, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota

(Abstract Property)

GENERAL NOTES:

1) Bearings shown hereon are based on the North line of the Northeast Quarter of Section 11, Township 31, Range 23, which is assumed to bear S89°07'33"E.

SITE DATA

TOTAL SITE AREA	±82.77 AC.
TOTAL ROW AREA	±8.93 AC.
TOTAL OUTLOT AREA	±39.20 AC.
OUTLOT A	±2.24 AC.
OUTLOT B	±0.10 AC.
OUTLOT C	±0.06 AC.
OUTLOT D	±3.57 AC.
OUTLOT E	±6.68 AC.
OUTLOT F	±0.81 AC.
OUTLOT G	±6.03 AC.
OUTLOT H	±16.55 AC.
OUTLOT I	±2.89 AC.
OUTLOT J	±0.12 AC.
OUTLOT K	±0.15 AC.
TOTAL COMMON LOT AREA	±12.01 AC.
TOTAL LOT AREA	±22.63 AC.
SMALLEST LOT	±3,393 S.F.
LARGEST LOT	±12,687 S.F.
AVERAGE LOT	±7,301 S.F.
TOTAL NUMBER OF LOTS	135
TOTAL NUMBER OF COMMON LOTS	1
GROSS DENSITY	1.63 LOTS/AC.
EXISTING ZONING	LDR
PROPOSED ZONING	DF
UTILITIES	AVAILABLE

MINIMUM RESIDENTIAL SETBACK DATA:
(70 FT. SINGLE FAMILY LOTS)

FRONT	25 ft.
SIDE (GARAGE)	10 ft.
SIDE (HOUSE)	10 ft.
SIDE CORNER	20 ft.
REAR SETBACK	30 ft.

MINIMUM RESIDENTIAL SETBACK DATA:
('TWINHOME LOTS)

FRONT (PORCH)	18 ft. To Back of Curb
FRONT (GARAGE)	25 ft. to Back of Curb
SIDE (BETWEEN BUILDINGS)	20 ft.
SIDE CORNER	20 ft.

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

being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

LEGEND

- – Denotes Found Anoka County Right of Way Monument with 2.5 x 2.5 square cap
- – Denotes Anoka County Section Monument, as noted
- – Denotes Found Iron Monument, as noted
- – Denotes Wetlands delineated by Kjolhaug Environmental Services in 2025.
- – Denotes Wetlands delineated by Anderson Engineering in 2025.

BENCHMARK

1. Anoka County Benchmark No. 2006 – Elevation 897.58 ft. (NAVD88)
2. Anoka County Benchmark No. 2095 – Elevation 902.43 ft. (NAVD88)

(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3500 PIONEER CREEK CENTER
MAPLE PLAIN, MN 55359
TEL 763.476.6010
FAX 763.476.9266
CARLSON-MN.COM

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 12/05/25 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 12/05/25
FILE NO: 2858

Revisions:
1. 12/12/25 add Maintenance Access / City Comments

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY PLAT INDEX

3 of 20

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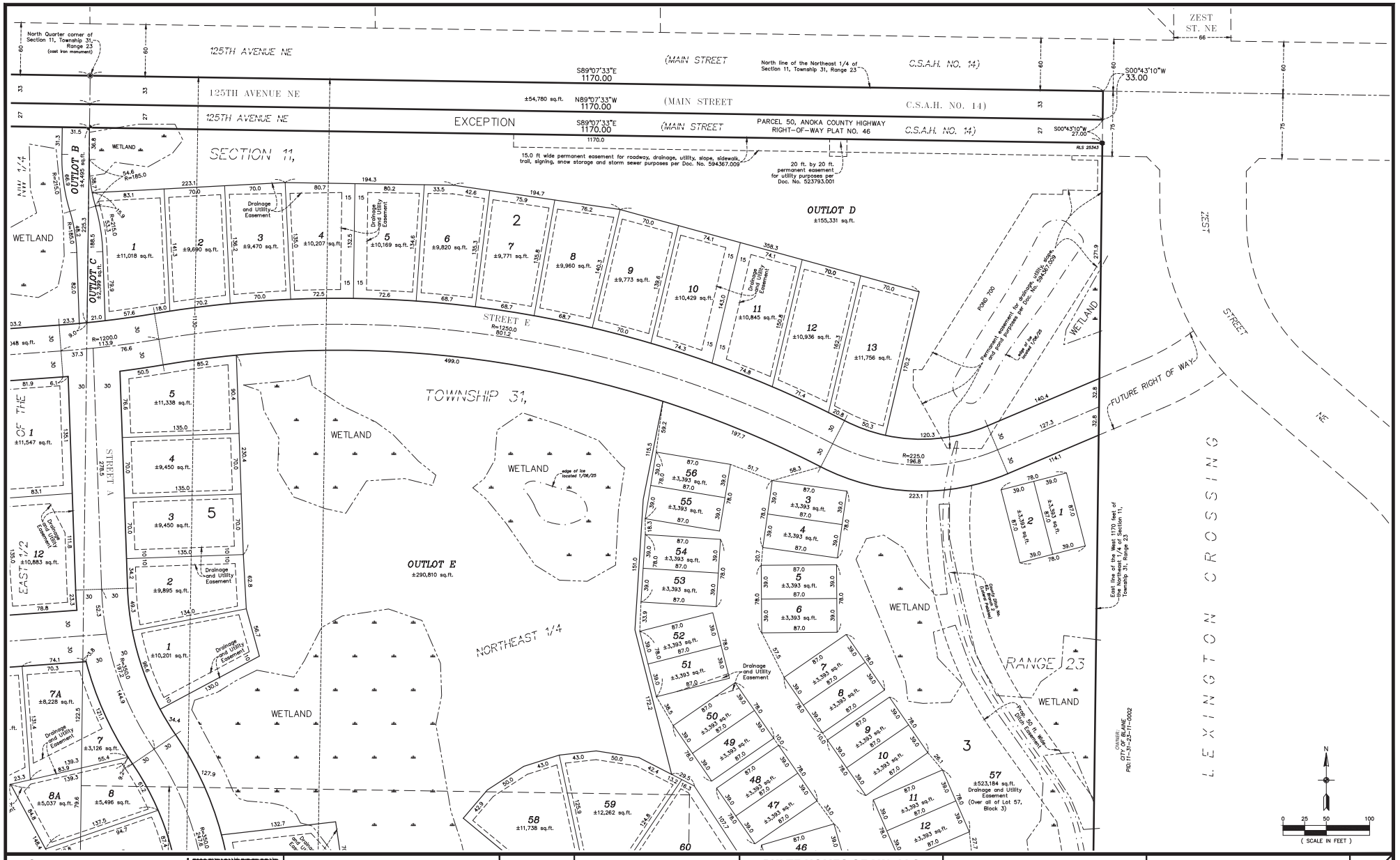

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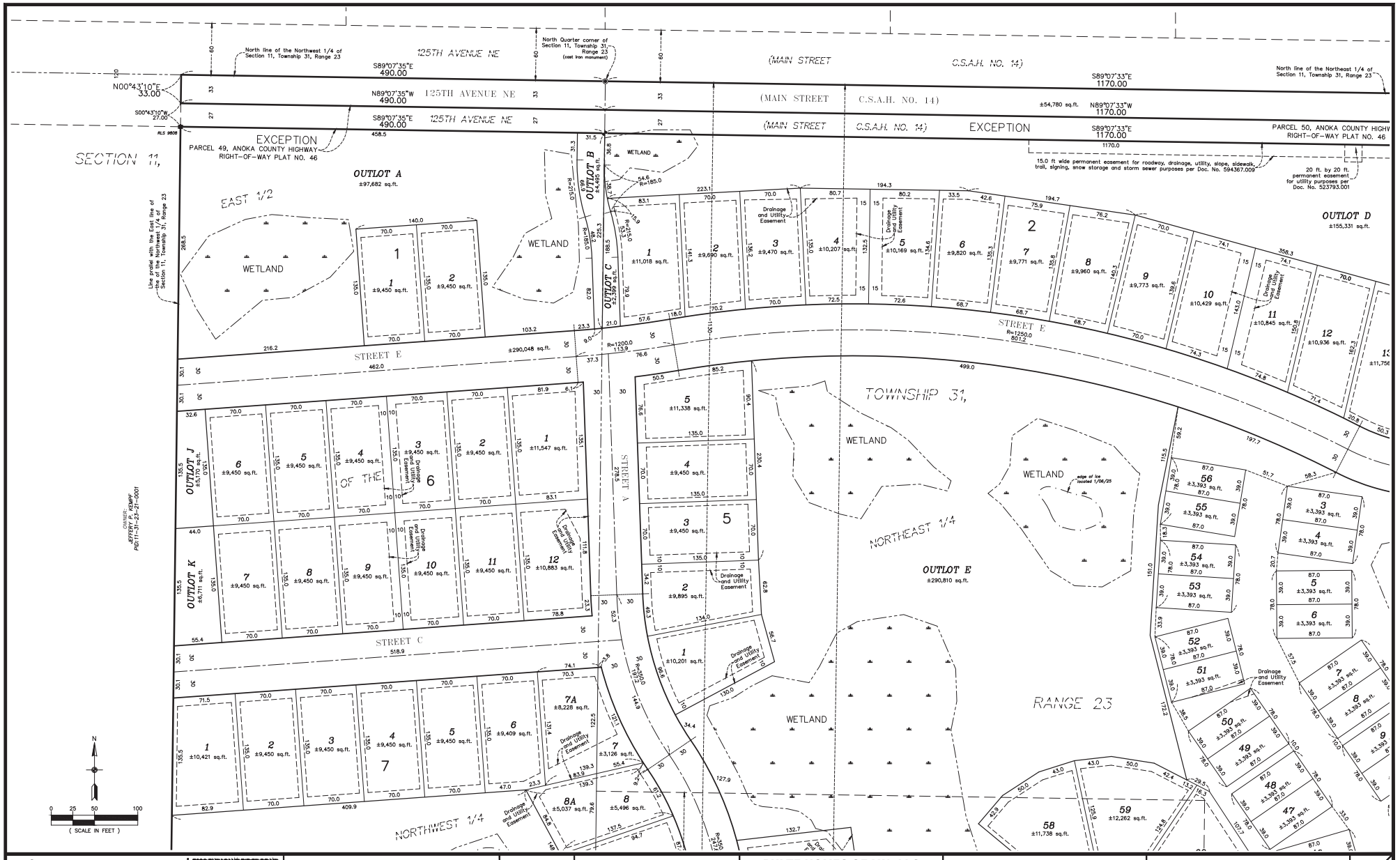
4 of 20



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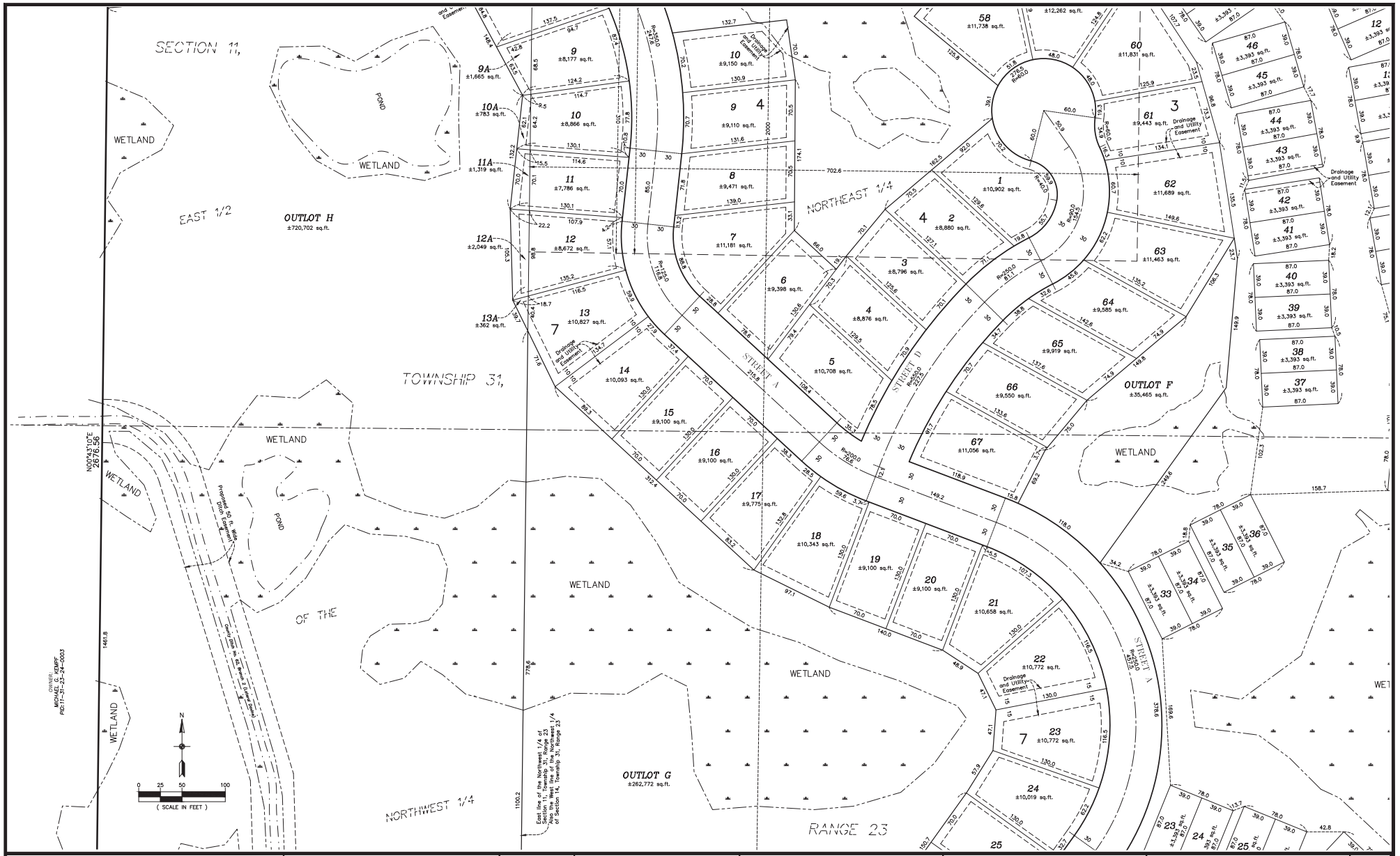

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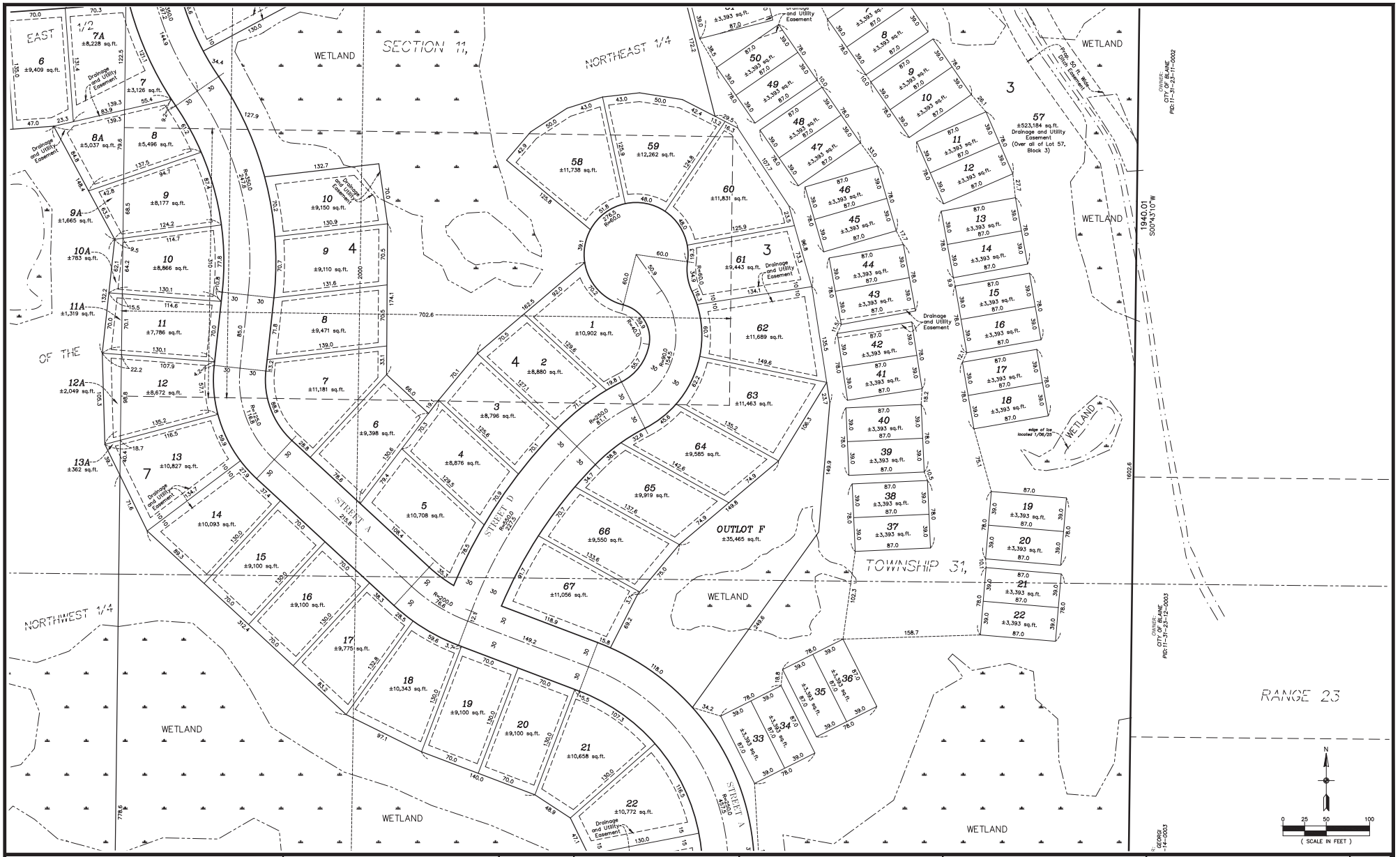

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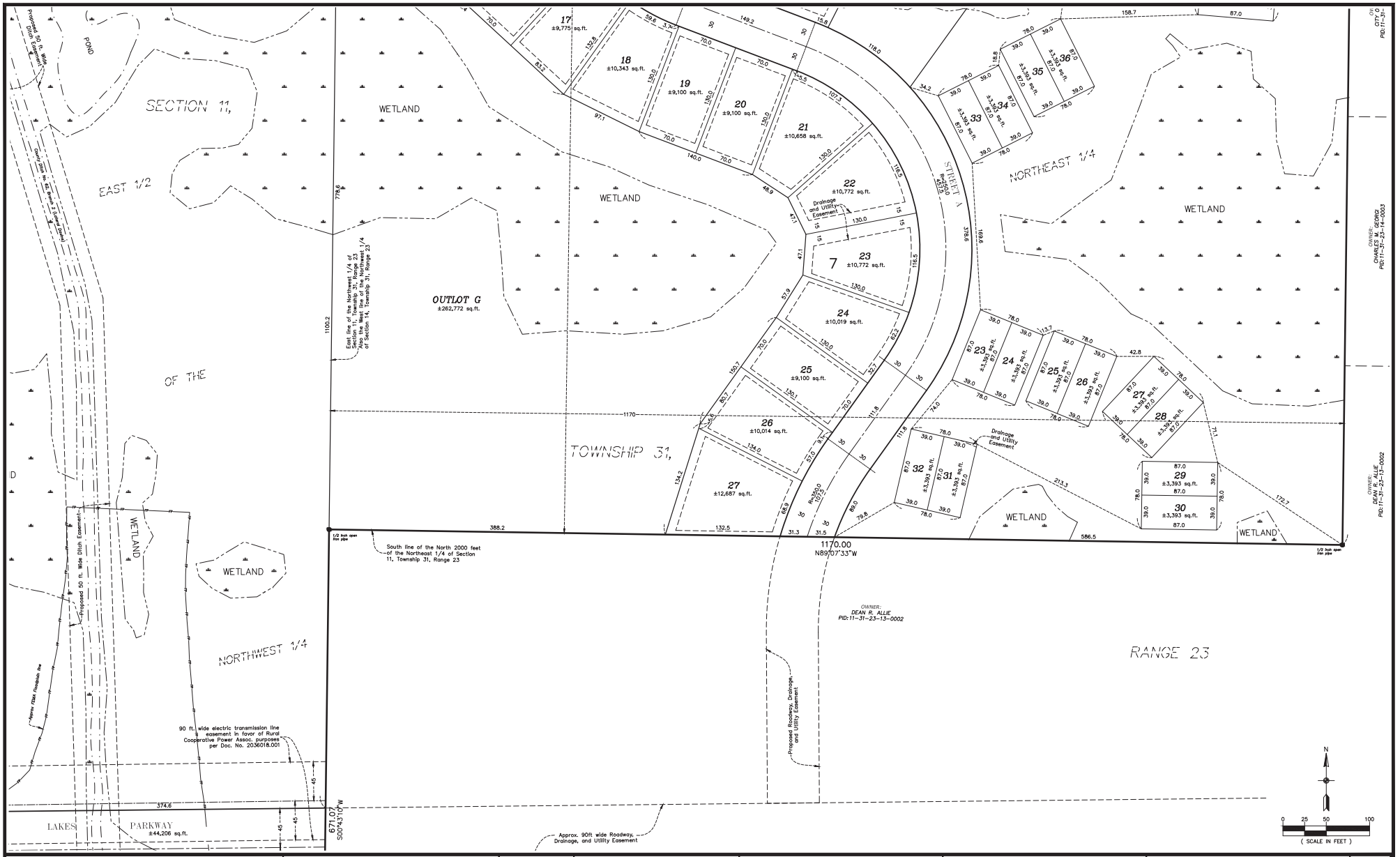

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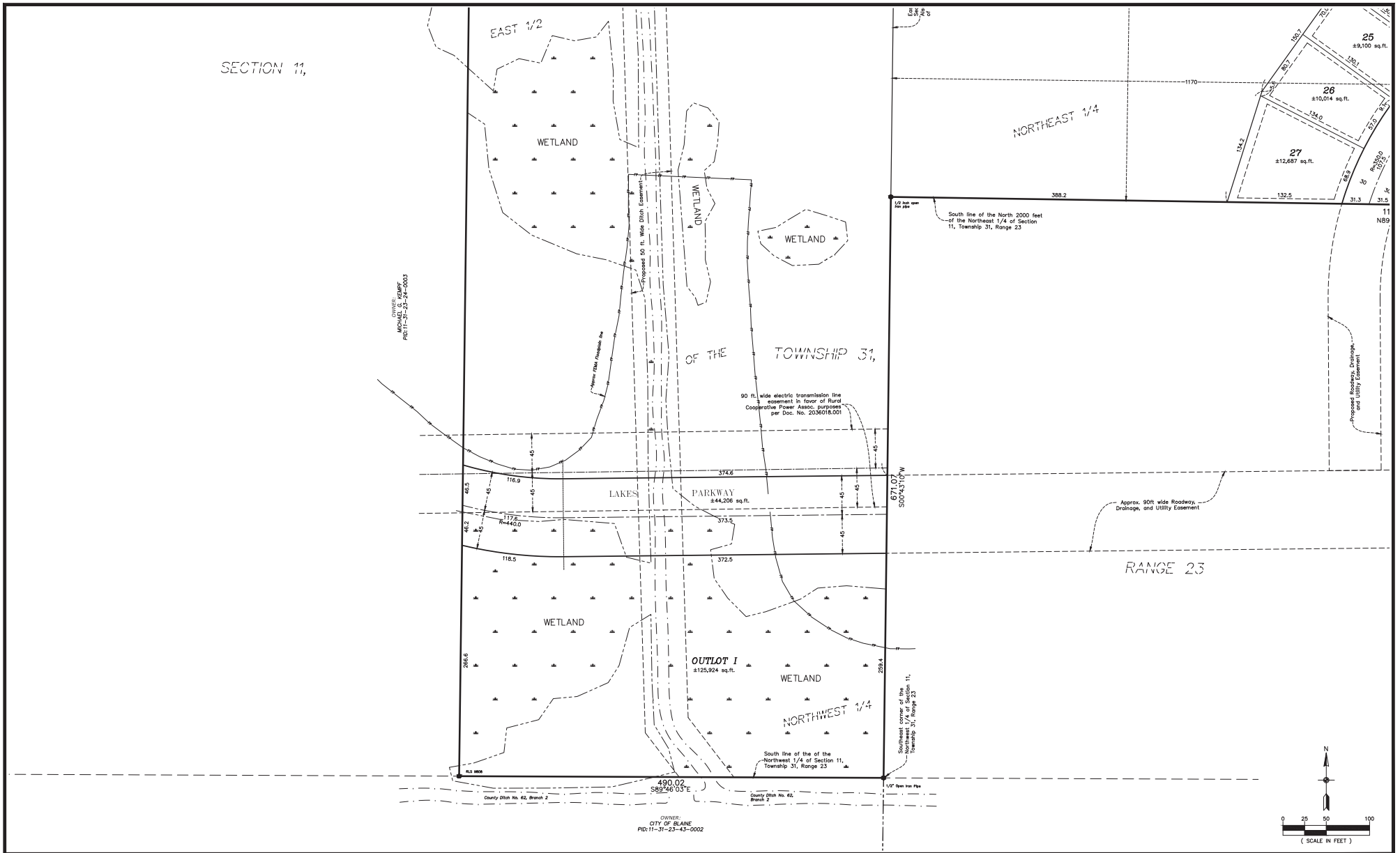

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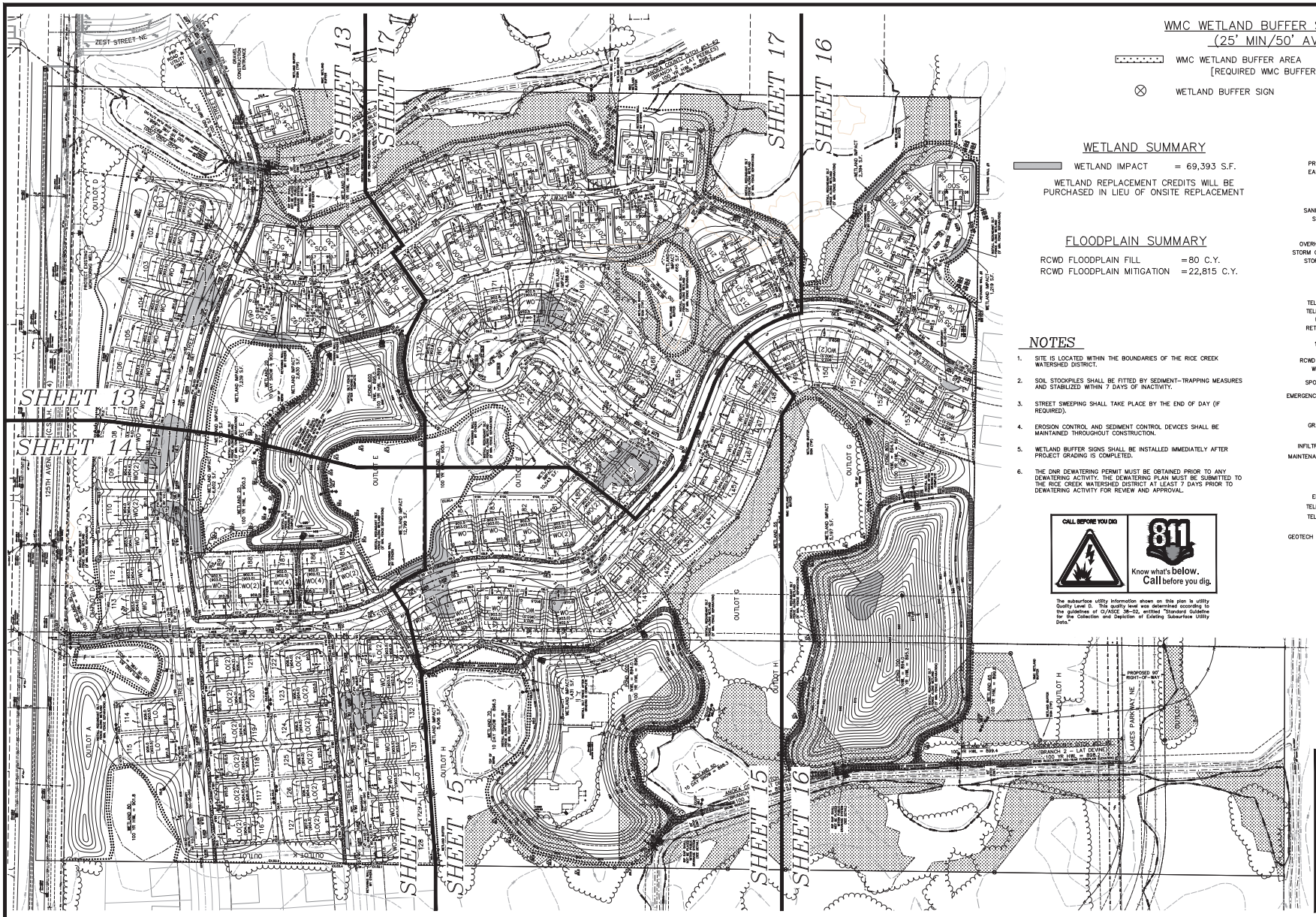
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125TH AVENUE NE
SHEET 13
SHEET 14
SHEET 15
SHEET 16
SHEET 17
OUTLOT A
OUTLOT D
OUTLOT E
OUTLOT G
OUTLOT H
LAKES PARKWAY NE
PROPOSED 90' RIGHT-OF-WAY
WETLAND IMPACT 69,393 S.F.
WETLAND IMPACT 12,749 S.F.
WETLAND IMPACT 2,304 S.F.
WETLAND IMPACT 15,208 S.F.
WETLAND IMPACT 6,408 S.F.
WETLAND IMPACT 2,408 S.F.
WETLAND IMPACT 1,408 S.F.
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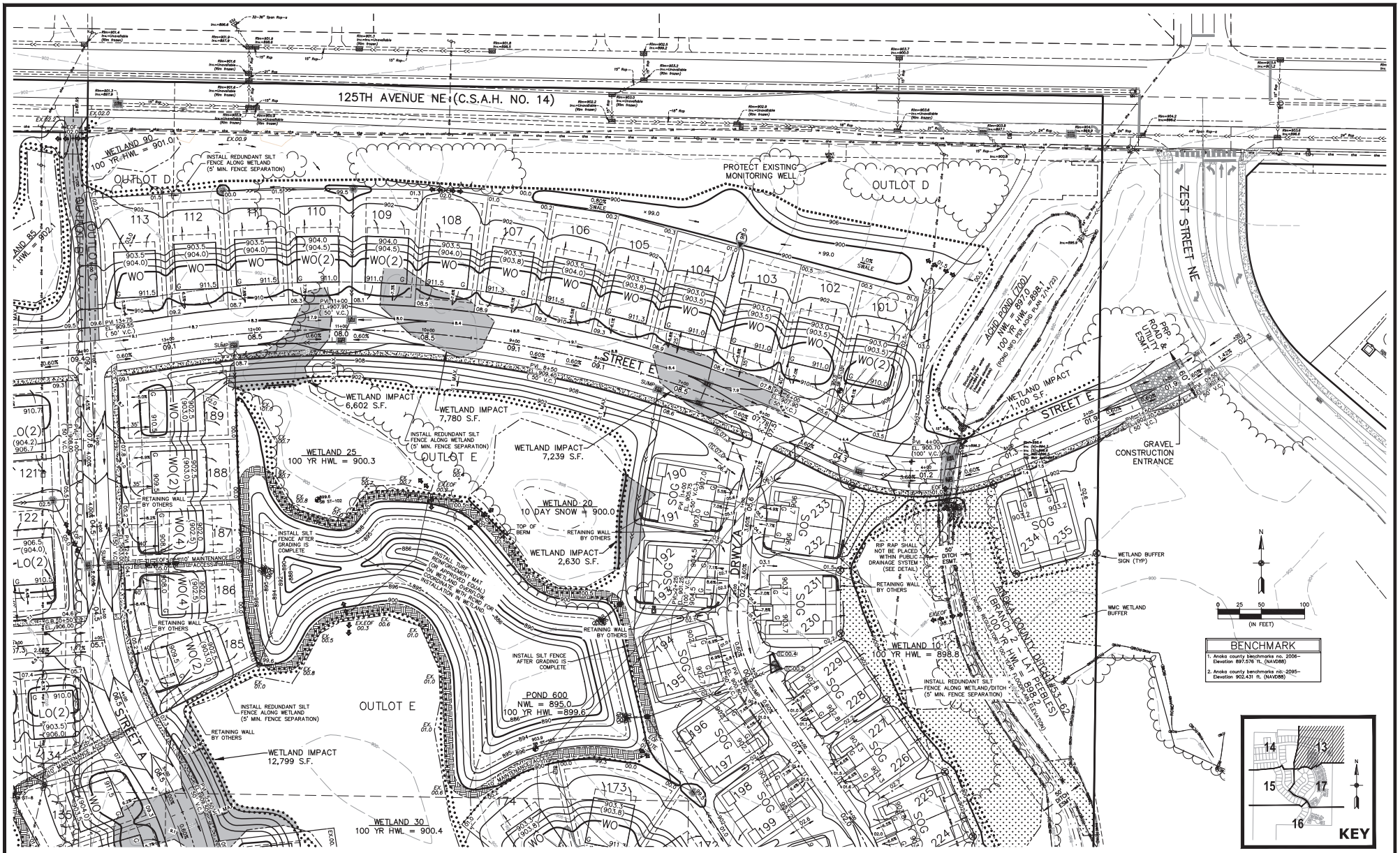
WETLAND IMPACT 1



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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 12/5/25 License #: 25063

Drawn: LOC
Designed: BJK
Date: 12/5/25

Revisions:
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PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
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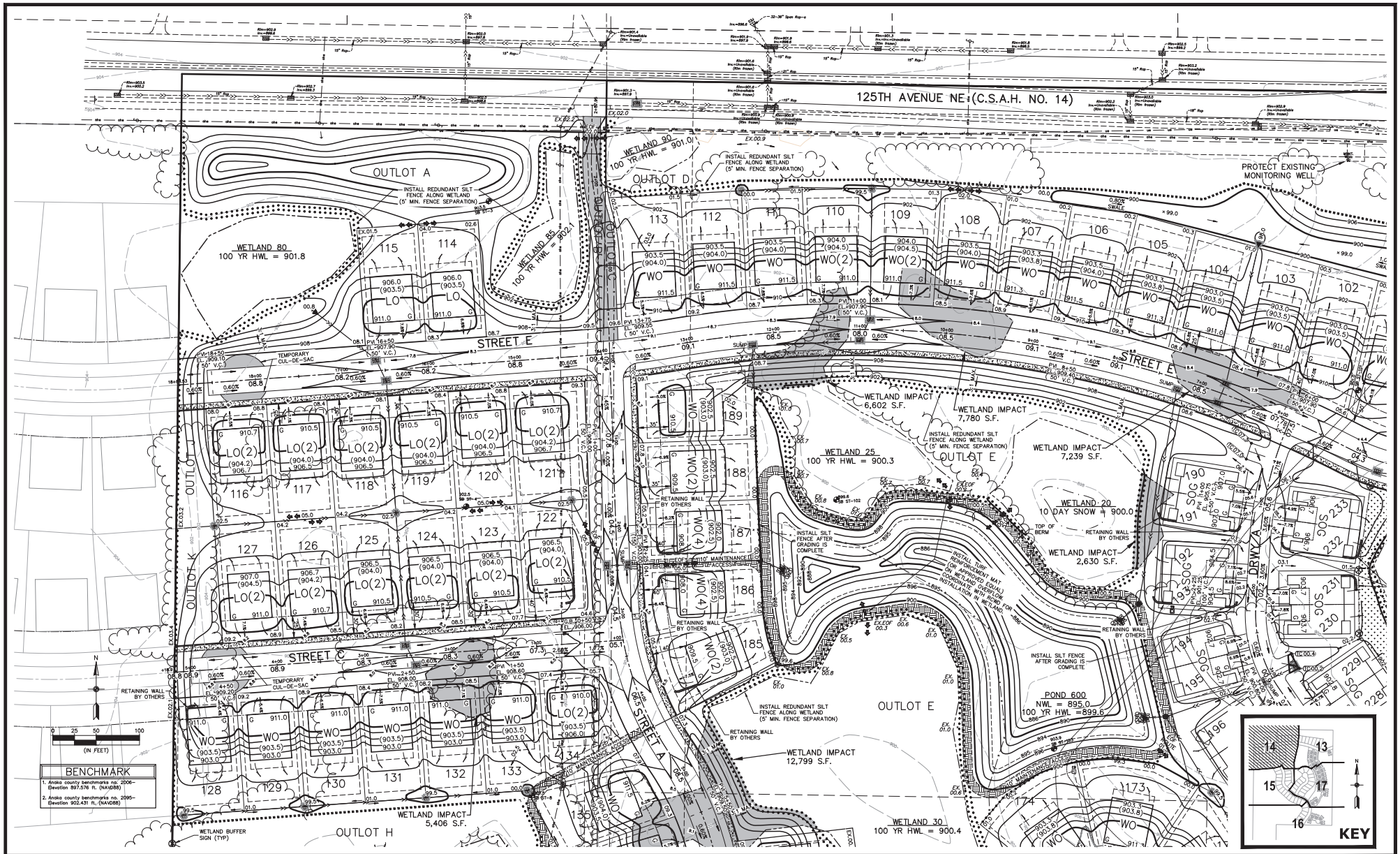
PRELIMINARY GRADING & EROSION CONTROL PLAN

13 of 20

#11196



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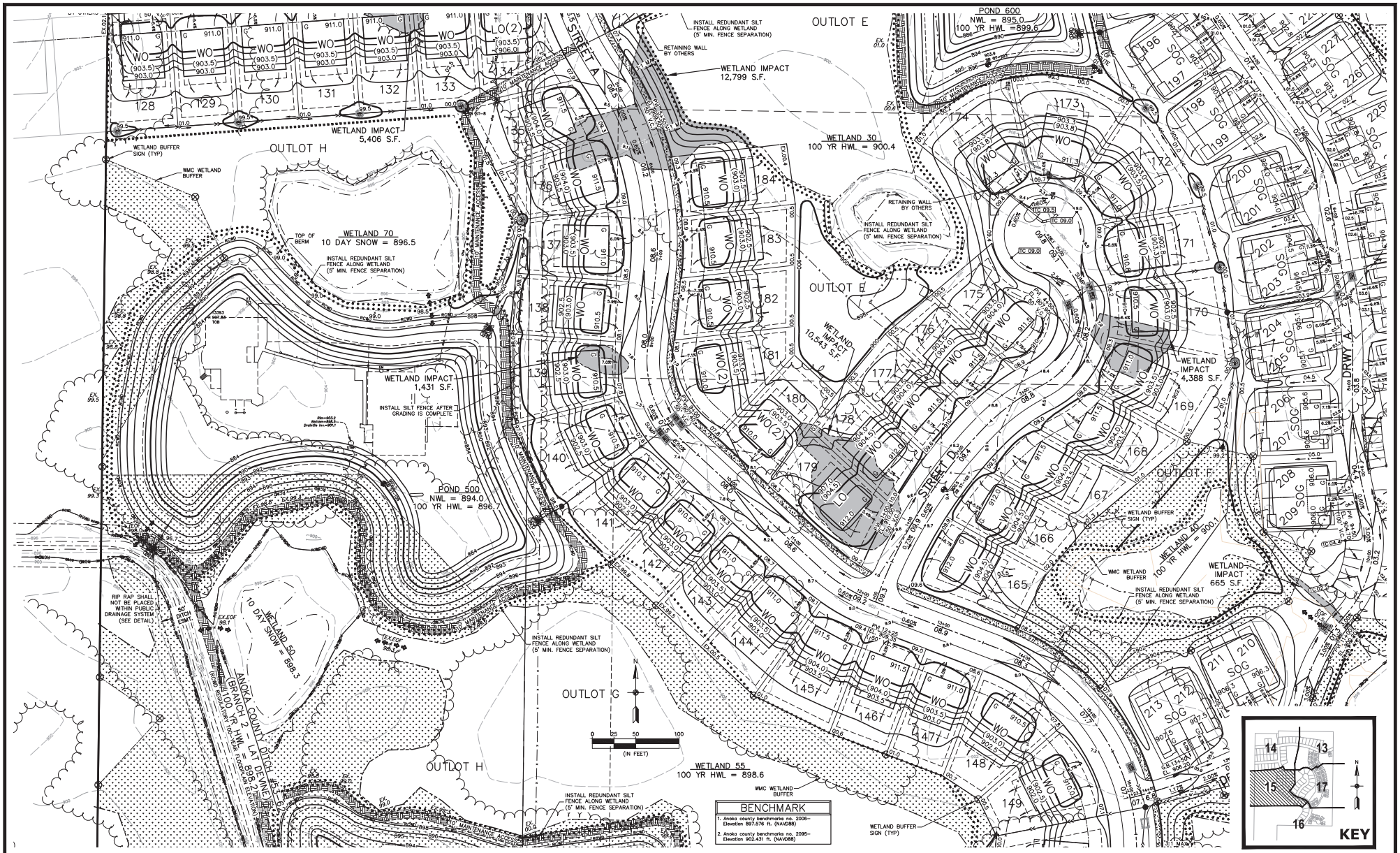

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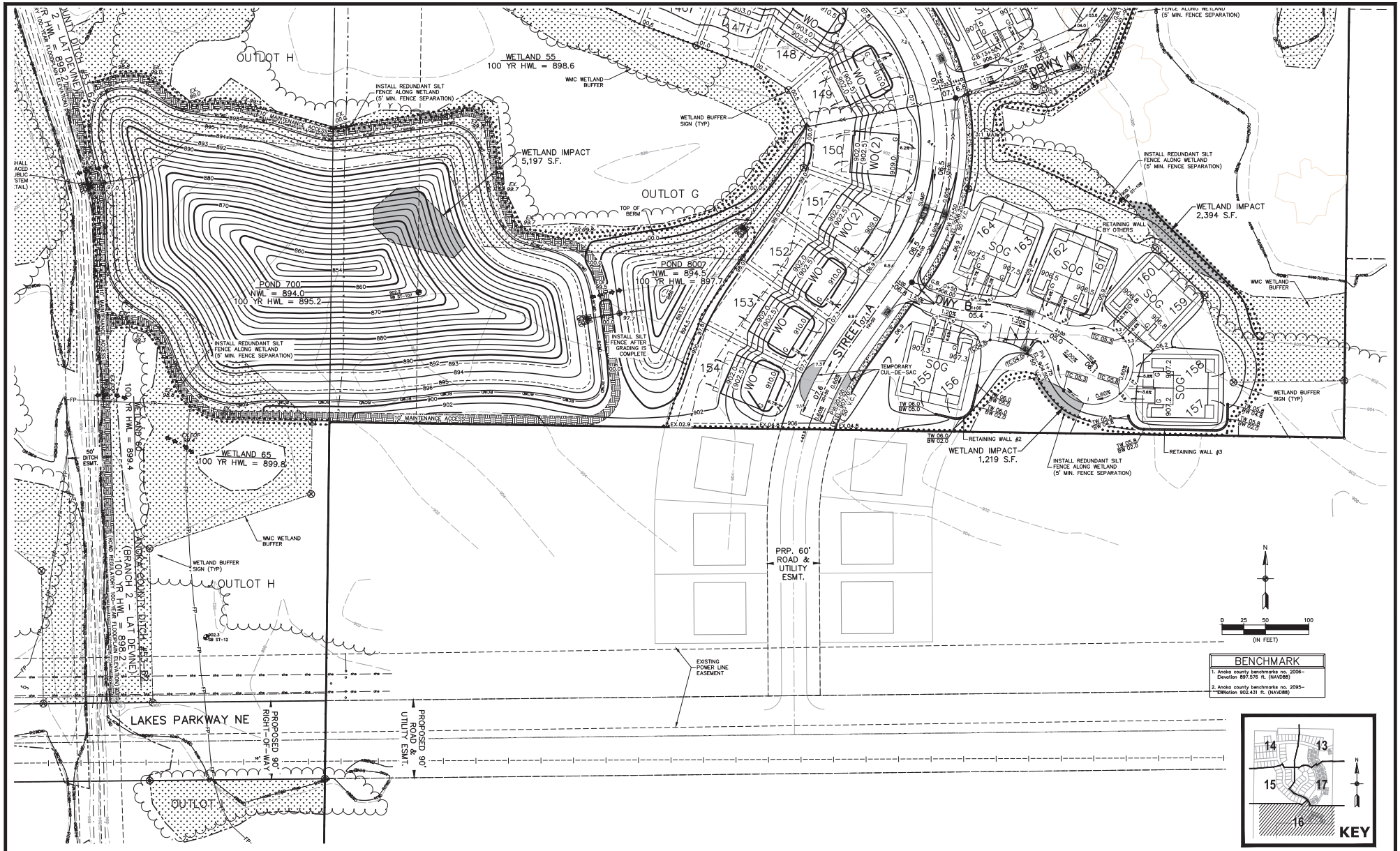

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PRELIMINARY GRADING & EROSION CONTROL PLAN

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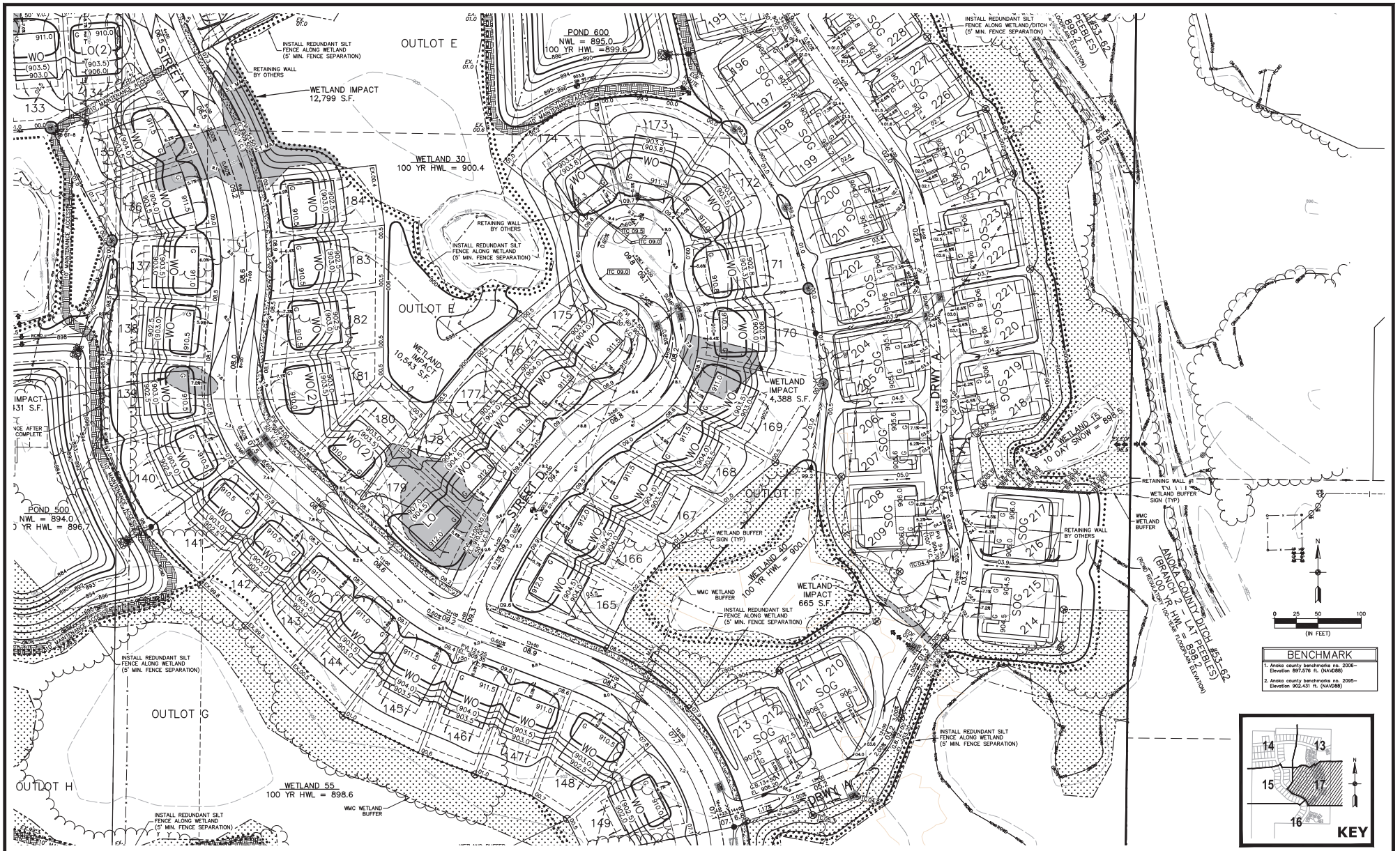

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Revisions:
1. 12/12/25 add Maintenance Access / City Comments

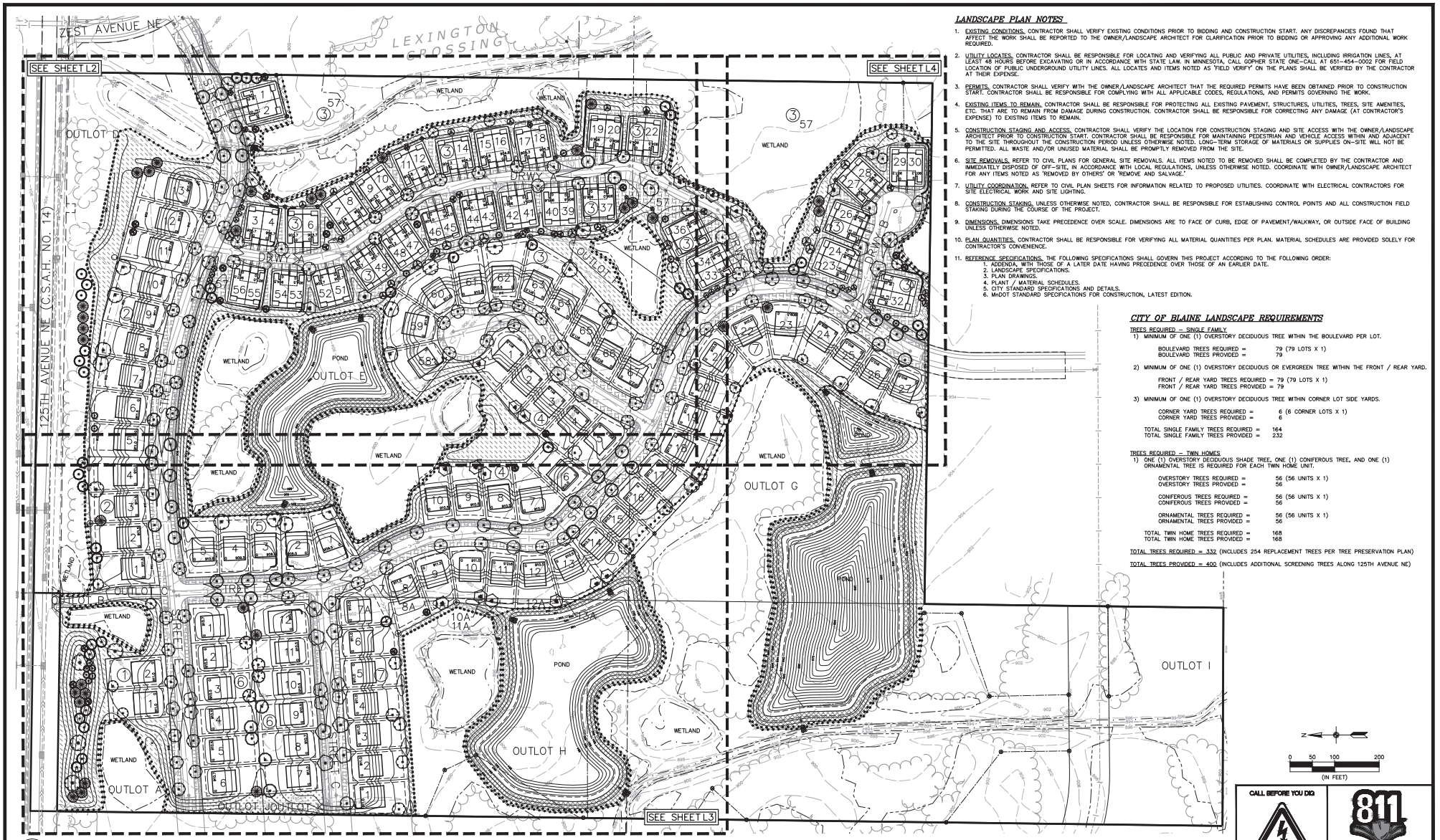
PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

17 of 20

#11196



1 L1 OVERALL LANDSCAPE PLAN

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

CITY OF BLAINE LANDSCAPE REQUIREMENTS

TREES REQUIRED – SINGLE FAMILY

1) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN THE BOULEVARD PER LOT.

BOULEVARD TREES REQUIRED =	79 (79 LOTS X 1)
BOULEVARD TREES PROVIDED =	79

2) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE FRONT / REAR YARD.

FRONT / REAR YARD TREES REQUIRED =	79 (79 LOTS X 1)
FRONT / REAR YARD TREES PROVIDED =	79

3) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN CORNER LOT SIDE YARDS.

CORNER YARD TREES REQUIRED =	6 (6 CORNER LOTS X 1)
CORNER YARD TREES PROVIDED =	6
TOTAL SINGLE FAMILY TREES REQUIRED =	164
TOTAL SINGLE FAMILY TREES PROVIDED =	232

TREES REQUIRED – TWIN HOMES

1) ONE (1) OVERSTORY DECIDUOUS SHADE TREE, ONE (1) CONIFEROUS TREE, AND ONE (1) ORNAMENTAL TREE IS REQUIRED FOR EACH TWIN HOME UNIT.

OVERSTORY TREES REQUIRED =	56 (56 UNITS X 1)
OVERSTORY TREES PROVIDED =	56
CONIFEROUS TREES REQUIRED =	56 (56 UNITS X 1)
CONIFEROUS TREES PROVIDED =	56
ORNAMENTAL TREES REQUIRED =	56 (56 UNITS X 1)
ORNAMENTAL TREES PROVIDED =	56
TOTAL TWIN HOME TREES REQUIRED =	168
TOTAL TWIN HOME TREES PROVIDED =	168

TOTAL TREES REQUIRED = 332 (INCLUDES 254 REPLACEMENT TREES PER TREE PRESERVATION PLAN)

TOTAL TREES PROVIDED = 400 (INCLUDES ADDITIONAL SCREENING TREES ALONG 125TH AVENUE NE)

N

0 50 100 200
(IN FEET)

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

CARLSON ENGINEERING | LANDSCAPE ARCHITECTURE | SURVEYING | PLANNING
3800 PHEASANT RIDGE DR NE
SUITE 200
BLAINE, MN 55449
TEL 763.489.2000
FAX 763.489.2080
CARLSON-MINNESOTA.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 12/5/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/5/25

Revisions:
1.

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1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1 of 4

Save Date: 12/5/25 P:\Jobs\11100 - 11200\11196 - kampf-mckinley parcels blaine\cad-cbd\landscape\11196_landscape.dwg

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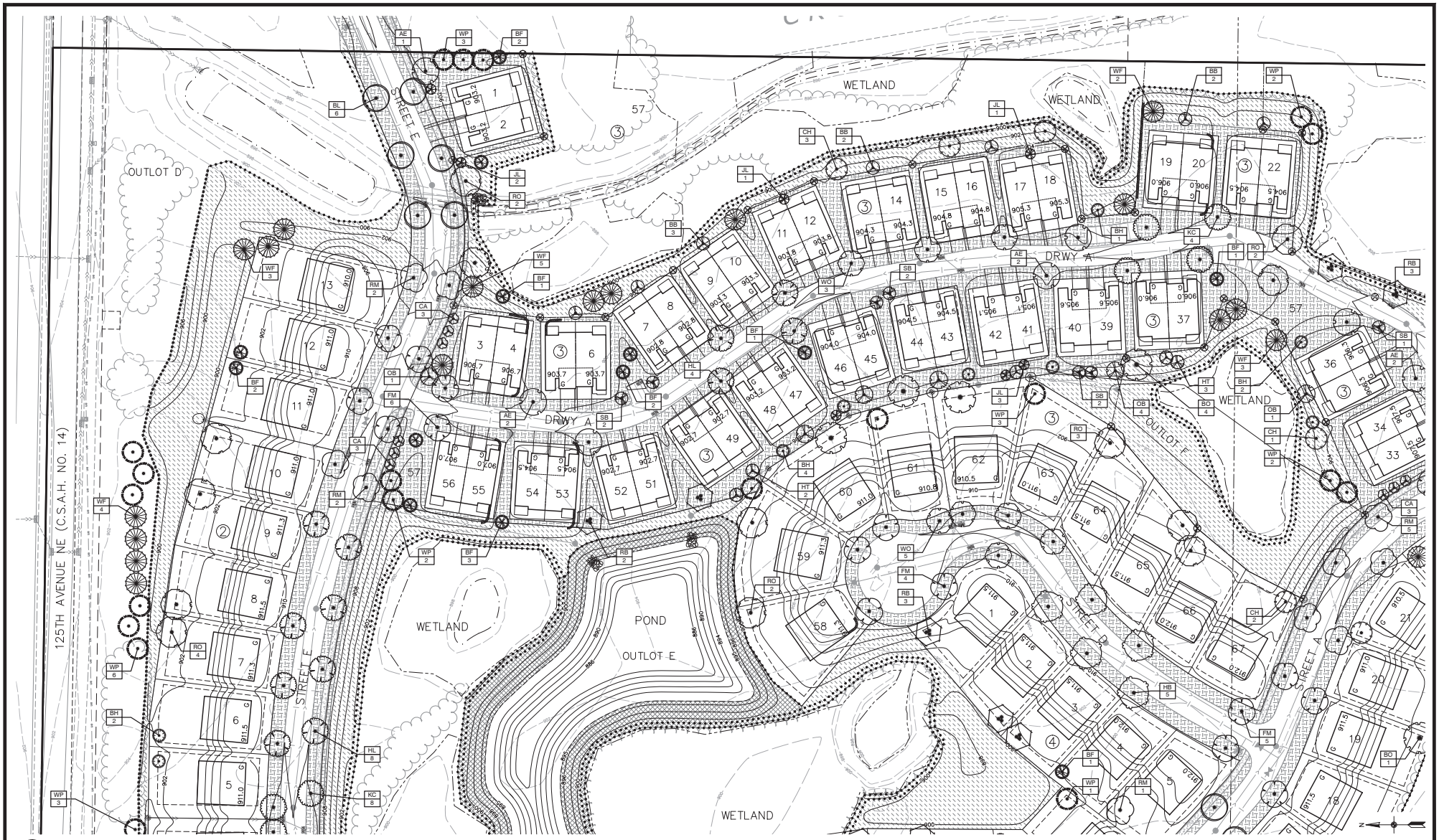

1 / L2 LANDSCAPE PLAN ENLARGEMENT - NORTHEAST

0 25 50 100 (IN FEET)

CARLSON ENGINEERING

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 12/5/25 License #: 56346

Drawn: RJR
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PRELIMINARY LANDSCAPE PLAN

L2 of 4

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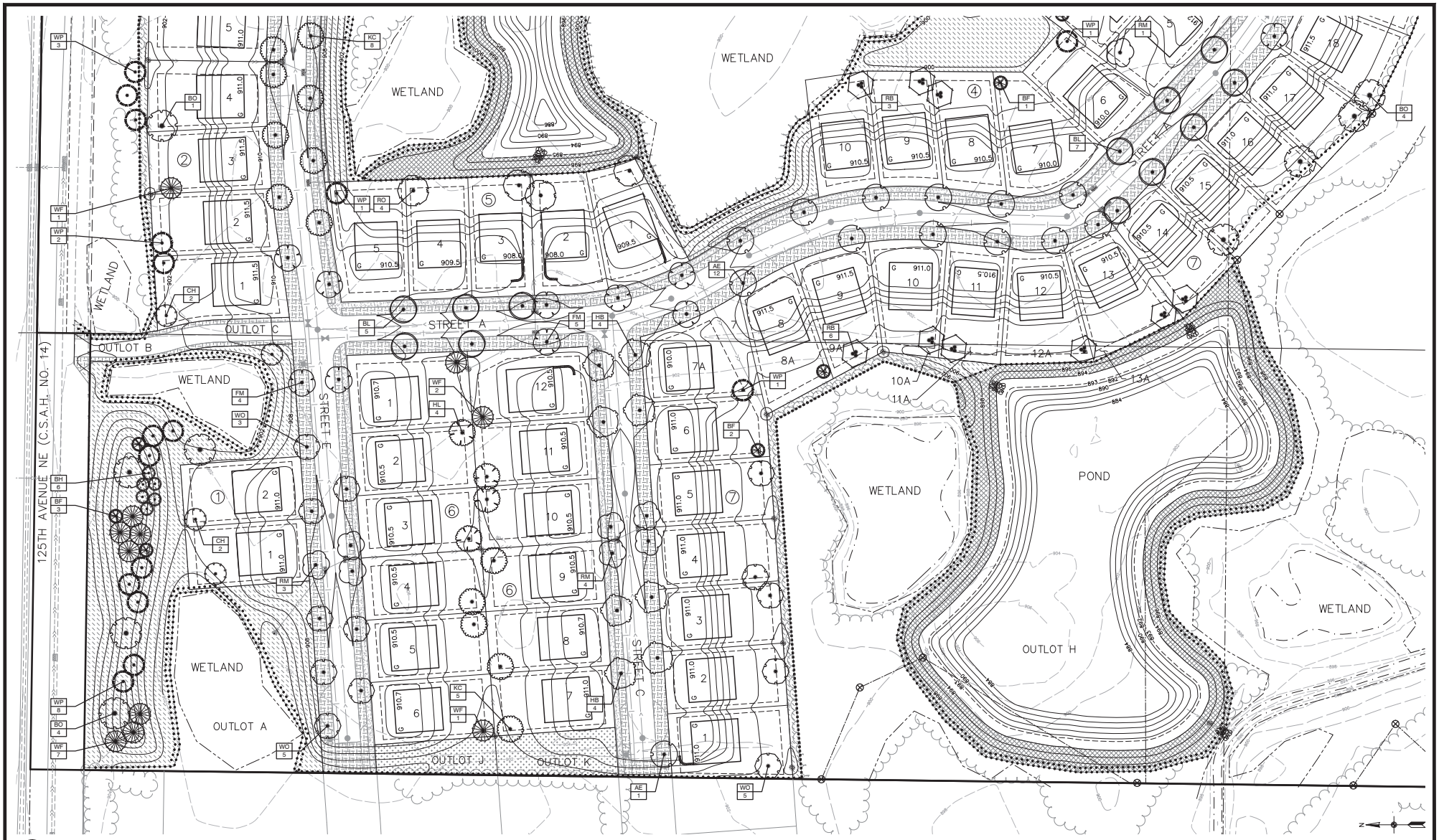

1/L3 LANDSCAPE PLAN ENLARGEMENT – NORTHWEST

0 25 50 100 (IN FEET)

CARLSON ENGINEERING — ENGINEERING SURVEYING PLANNING

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

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Signature:
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PRELIMINARY LANDSCAPE PLAN

L3 of 4

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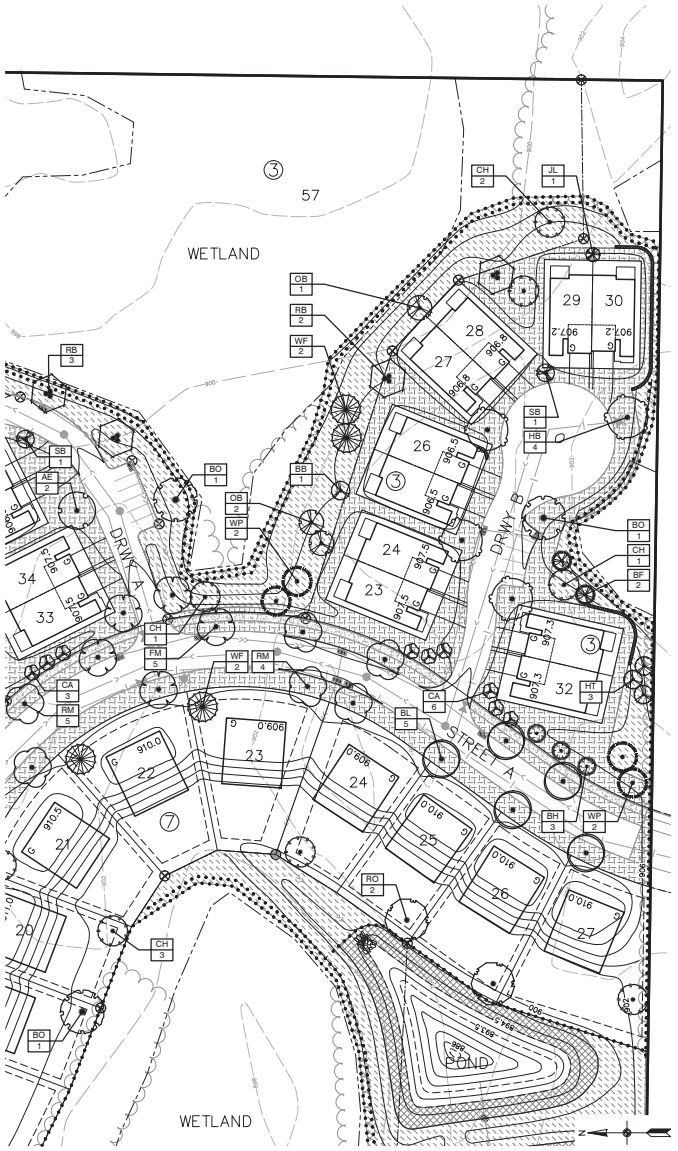

1 L4 LANDSCAPE PLAN ENLARGEMENT - SOUTH

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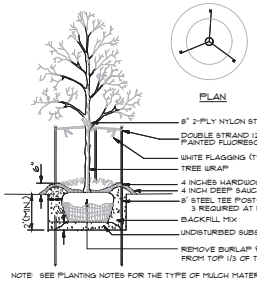
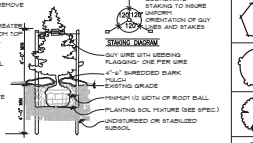


A DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PRUNE FOR SIZE.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, IF USED, INTACT. BACKFILL WITHIN APPROXIMATELY ½" OF THE TOP OF ROOTBALL. WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. FILLER AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1½" WIDE STRAP (TYP.) DOUBLE STRAND 10 GA. WIRE, 2-T ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL NOT TO SCALE

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.
2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING RAPID STABILIZATION METHOD 3.
3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SODDING, ETC.
5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL CATEGORY 20 – STRAW EROSION CONTROL BLANKET WITH NATURAL NETTING ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE 3 MULCH (MCIA CERTIFIED WEED FREE GRAIN STRAW) AT A RATE OF 2 TONS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPLERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. SYSTEM MUST INCLUDE A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A SMART CONTROLLER AND/OR SOIL MOISTURE SENSORS. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	21	Acer rubrum `Northwood`	Northwood Red Maple	2.5" Cal.	B&B
	FM	29	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	RB	19	Betula nigra Clump Form, 1.5" Cal Equivalent	River Birch Multi-Trunk	8` Ht.	B&B
	HB	17	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B
	HL	16	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	KC	17	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B
	WO	21	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BO	16	Quercus macrocarpa	Bur Oak	2.5" Cal.	B&B
	RO	19	Quercus rubra	Red Oak	2.5" Cal.	B&B
	BL	23	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	20	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES						
	BF	21	Abies balsamea	Balsam Fir	6` Ht.	B&B
	WF	32	Abies concolor	White Fir	6` Ht.	B&B
	BH	18	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	38	Pinus strobus	White Pine	6` Ht.	B&B
	CH	17	Tsuga canadensis	Canadian Hemlock	6` Ht.	B&B
ORNAMENTAL TREES						
	OB	9	Aesculus glabra 'JN Select' TM	Early Glow Ohio Buckeye	1.5" Cal.	B&B
	SB	8	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	BB	8	Carpinus caroliniana Native	Blue Beech	1.5" Cal.	B&B
	HT	8	Crataegus crus-galli `Inermis`	Thornless Hawthorn	1.5" Cal.	B&B
	CA	15	Malus x `Jarmin` White Flowers, Upright, Fruitless	Marilee Crabapple	1.5" Cal.	B&B
	JL	8	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
GROUND COVERS						
	SOD	328,930 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	SB2	11,604 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 160 lb/ac	MnDOT Southern Boulevard	seed	
	STR	319,734 sf	Type II - Native Seed Mix (Buffer) Refer to notes for acceptable seeding methods. Seeding Rate 39 lb/ac	MnDOT Southern Tallgrass Roadside	seed	
	WD	140,067 sf	Type III - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 30 lb/ac	MnDOT Wet Ditch (WD)	seed	

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
2500 PILGRIM COURT RIDGE DR NE
SUITE 200
BLAINE, MN 55449
TEL 763.489.2000
FAX 763.489.2030
CARLSON-ENGINEERING.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 12/5/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/5/25

Revisions:
1.

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

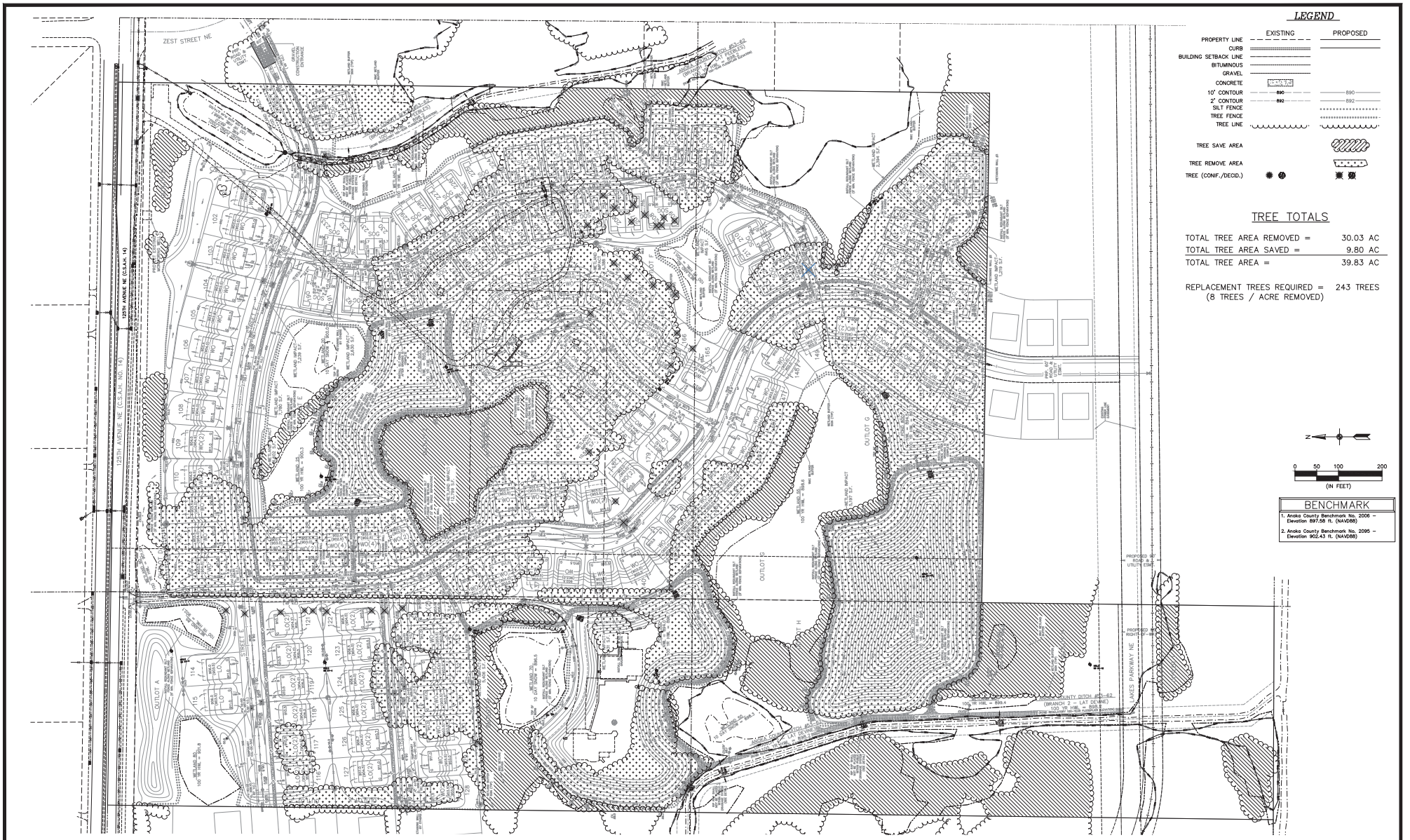
RAVENWOOD
Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L4 of 4

Save Date: 12/5/25 P:\Jobs\11100 - 11200\11196 - kampf-mckinley parcels blaine\cad c3d\landscape\11196_landscape.dwg

#11196



CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 12/5/25 License #: 25063

Drawn: LOC
Designed: BJK
Date: 12/5/25

Revisions:
1. 12/12/25 add Maintenance Access / City Comments

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

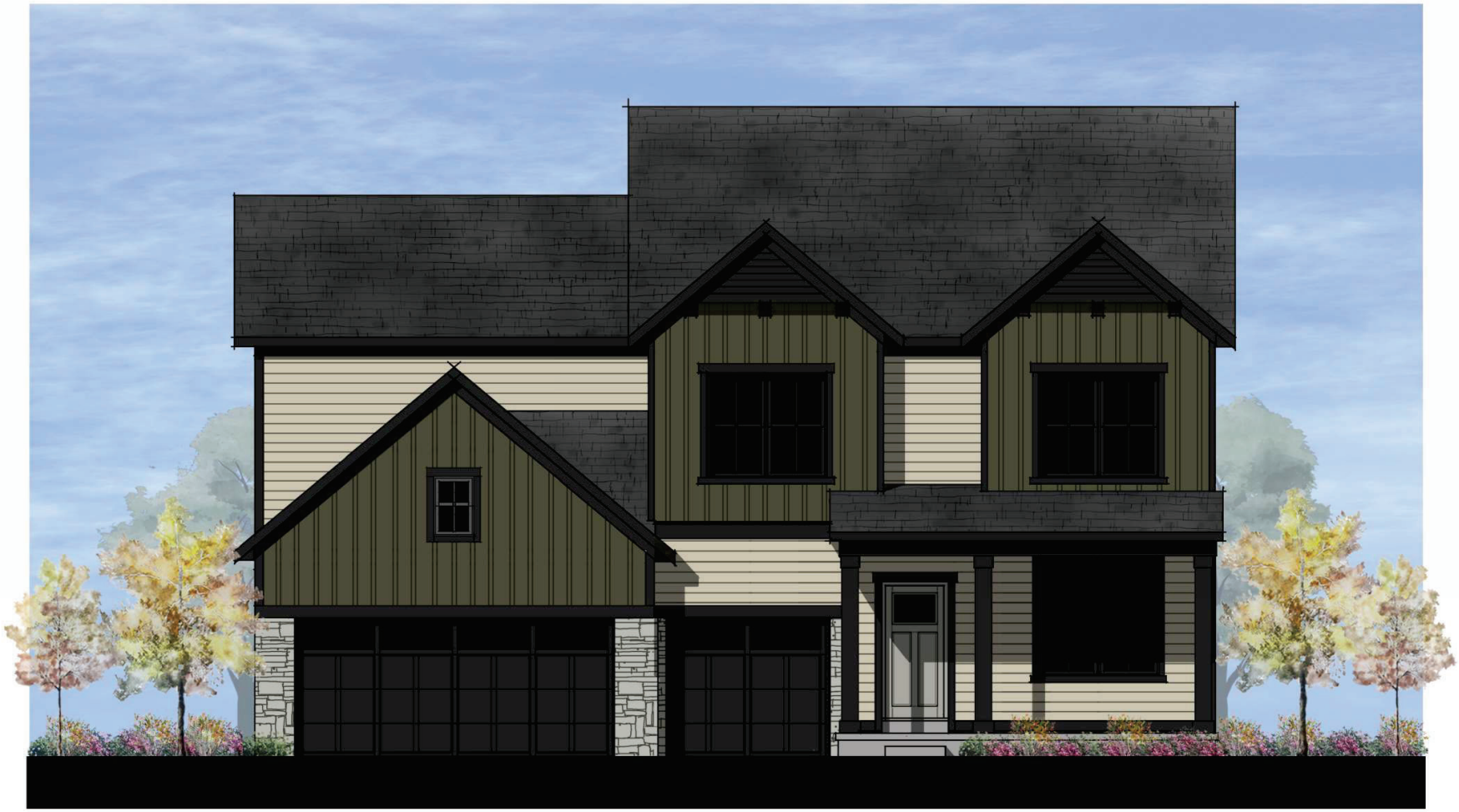
TREE PRESERVATION PLAN

T1 of T1

#11196

Page 395 of 652

WESTCHESTER FH302

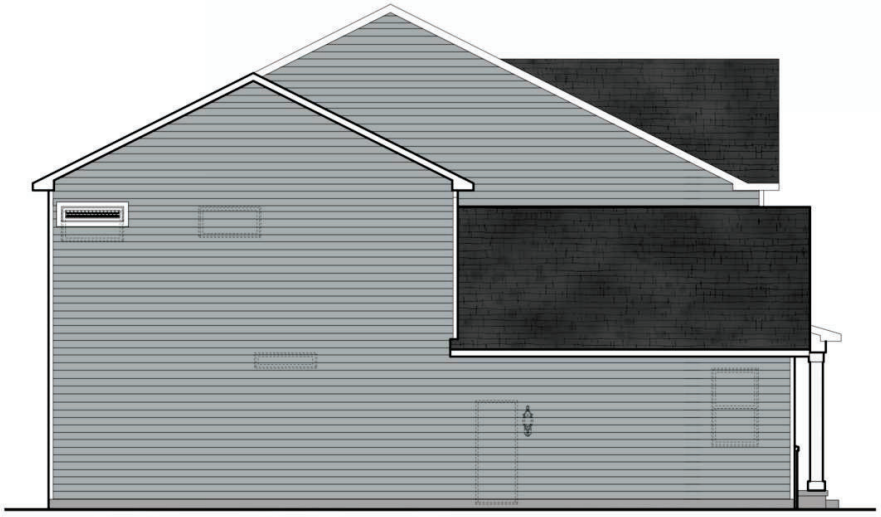


WESTCHESTER FH303

WESTCHESTER FH2G

RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

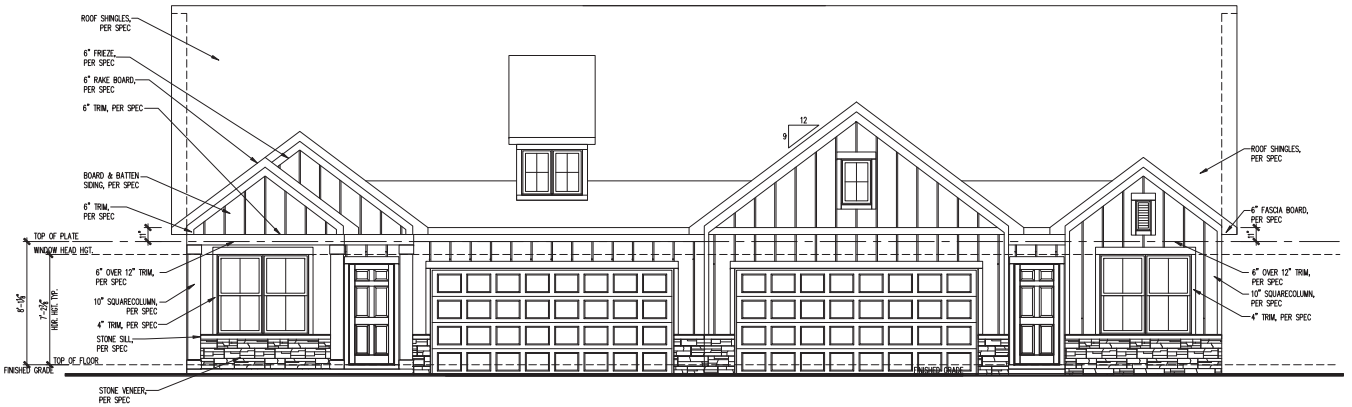
DECATUR FH303

DECATUR FH301

RIGHT ELEVATION

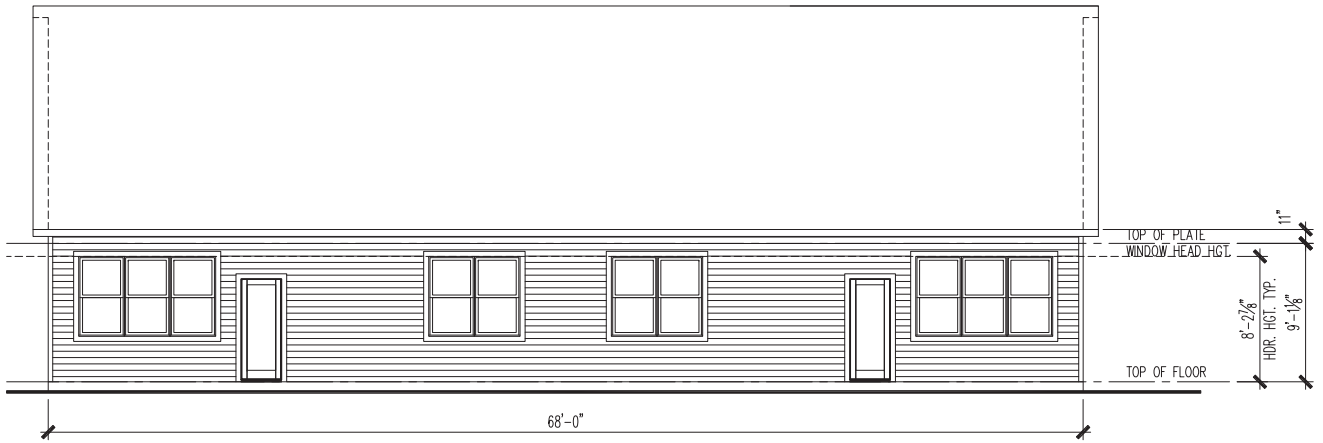
REAR ELEVATION

LEFT ELEVATION



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

(c) Copyright Pulte Home Corporation - 2024

Minnesota Division
7500 Office Ridge Circle, Suite 325
Eden Prairie, Minnesota 55344

PulteGroup

FRONT AND REAR ELEVATION

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
Approx. 1,020
INITIAL RELEASE DATE:
03-08-2024
CURRENT RELEASE DATE:
06-27-2025

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
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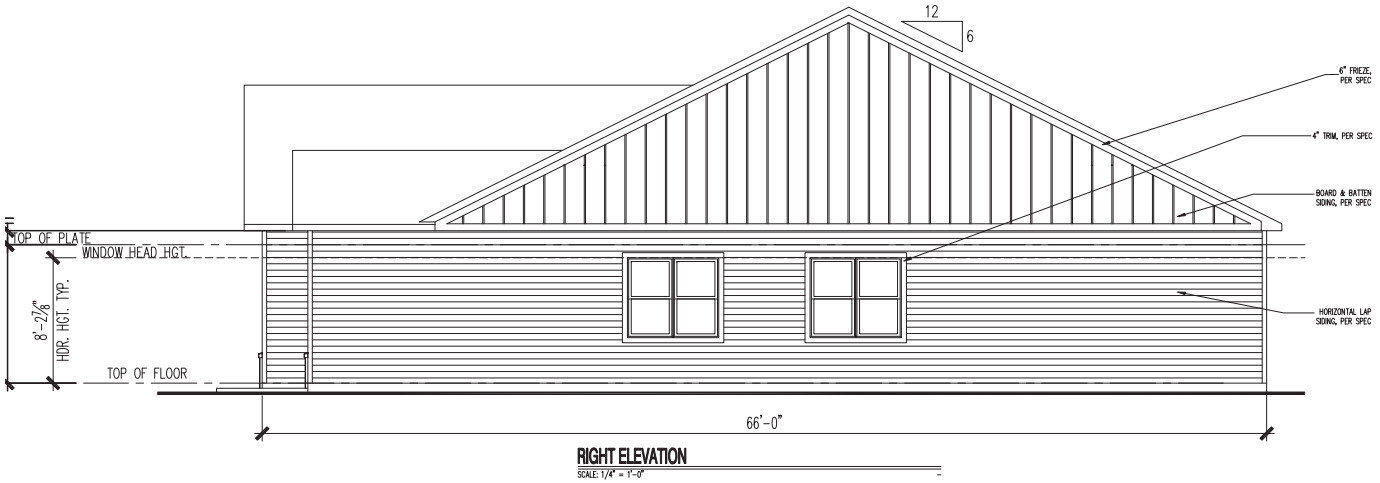
△	
△	

GARAGE HANDING

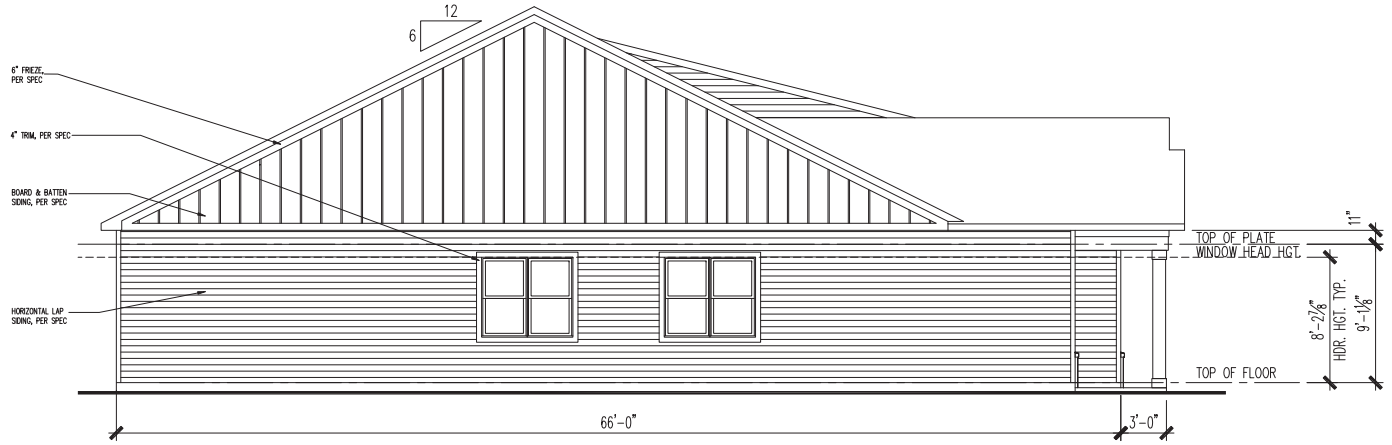
LAWSON PLAN ID
*

SHEET



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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Minnesota Division
7500 Office Ridge Circle, Suite 325
Eden Prairie, Minnesota 55344

PulteGroup

LEFT AND RIGHT ELEVATION

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
James Lazo
INITIAL RELEASE DATE:
03-08-2024
CURRENT RELEASE DATE:
06-27-2025

REV #	DATE / DESCRIPTION
△	
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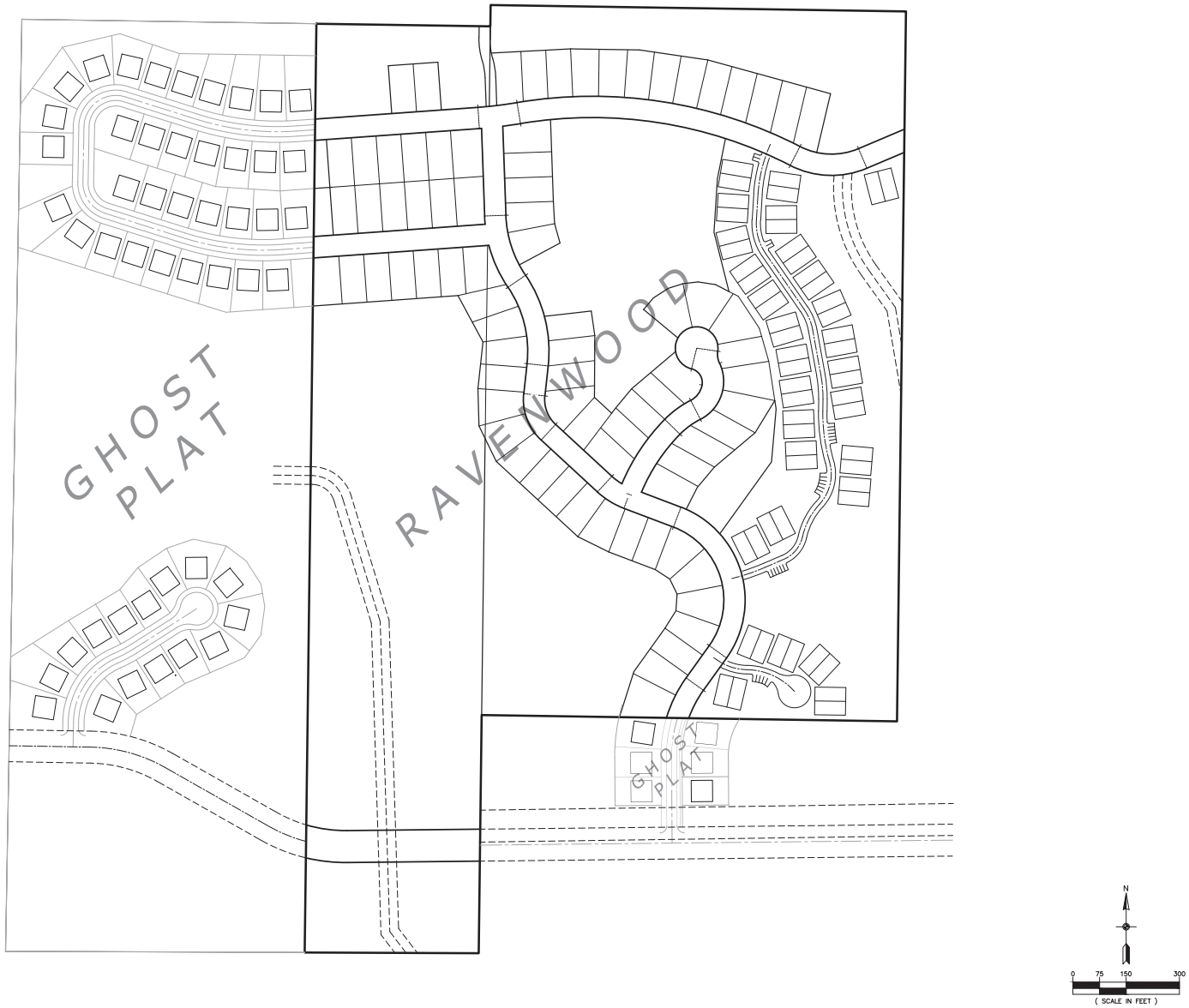
GARAGE HANDING

LAWSON PLAN ID
-

SHEET



CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

GHOST PLAT EXHIBIT

RAVENWOOD
Blaine, Minnesota

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

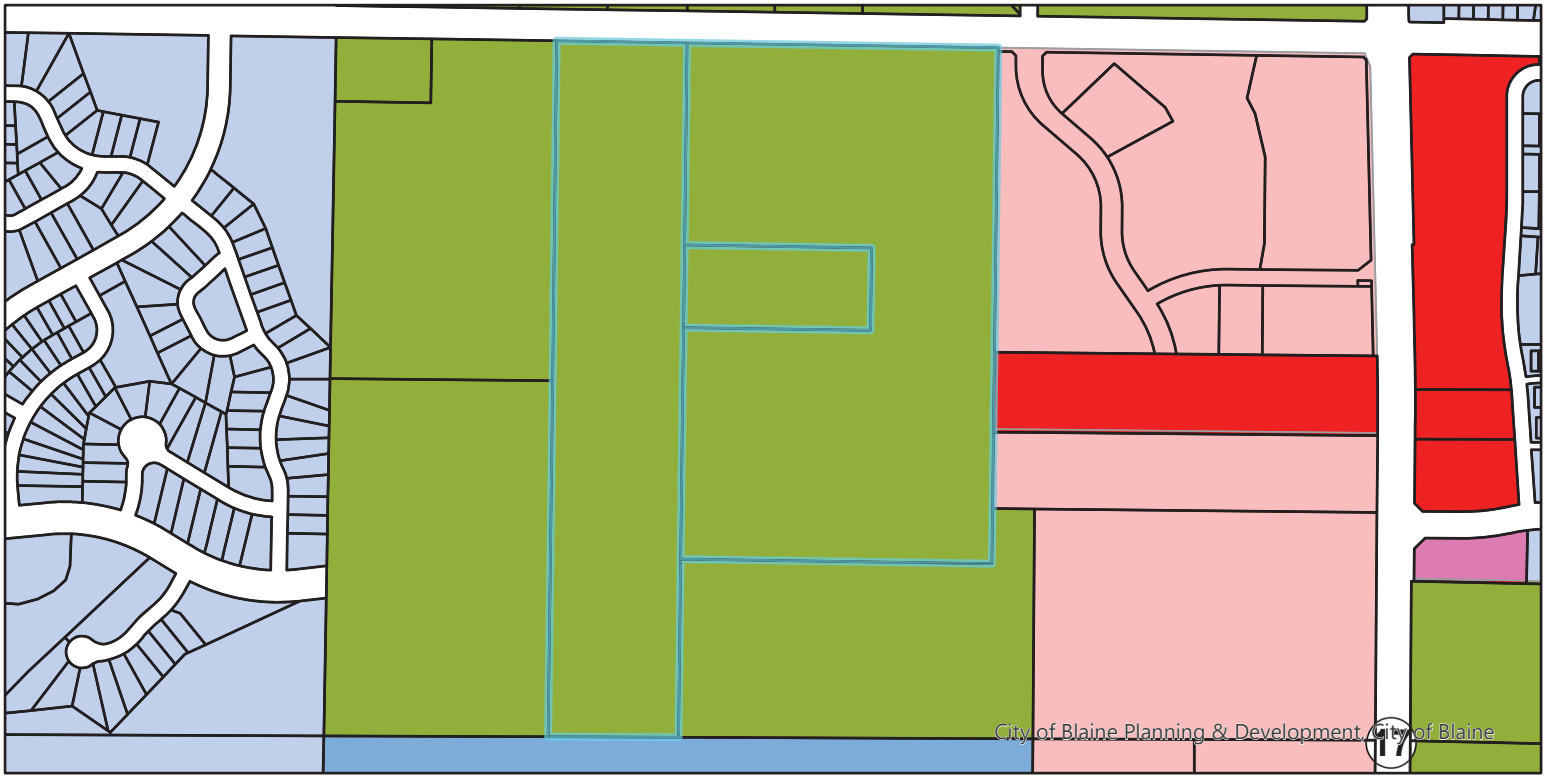
REVISIONS
1.
2.
3.
4.
5.
6.

DRAWN BY:	Carlson Engineering
ISSUE DATE:	12/12/25
FILE NO:	2858

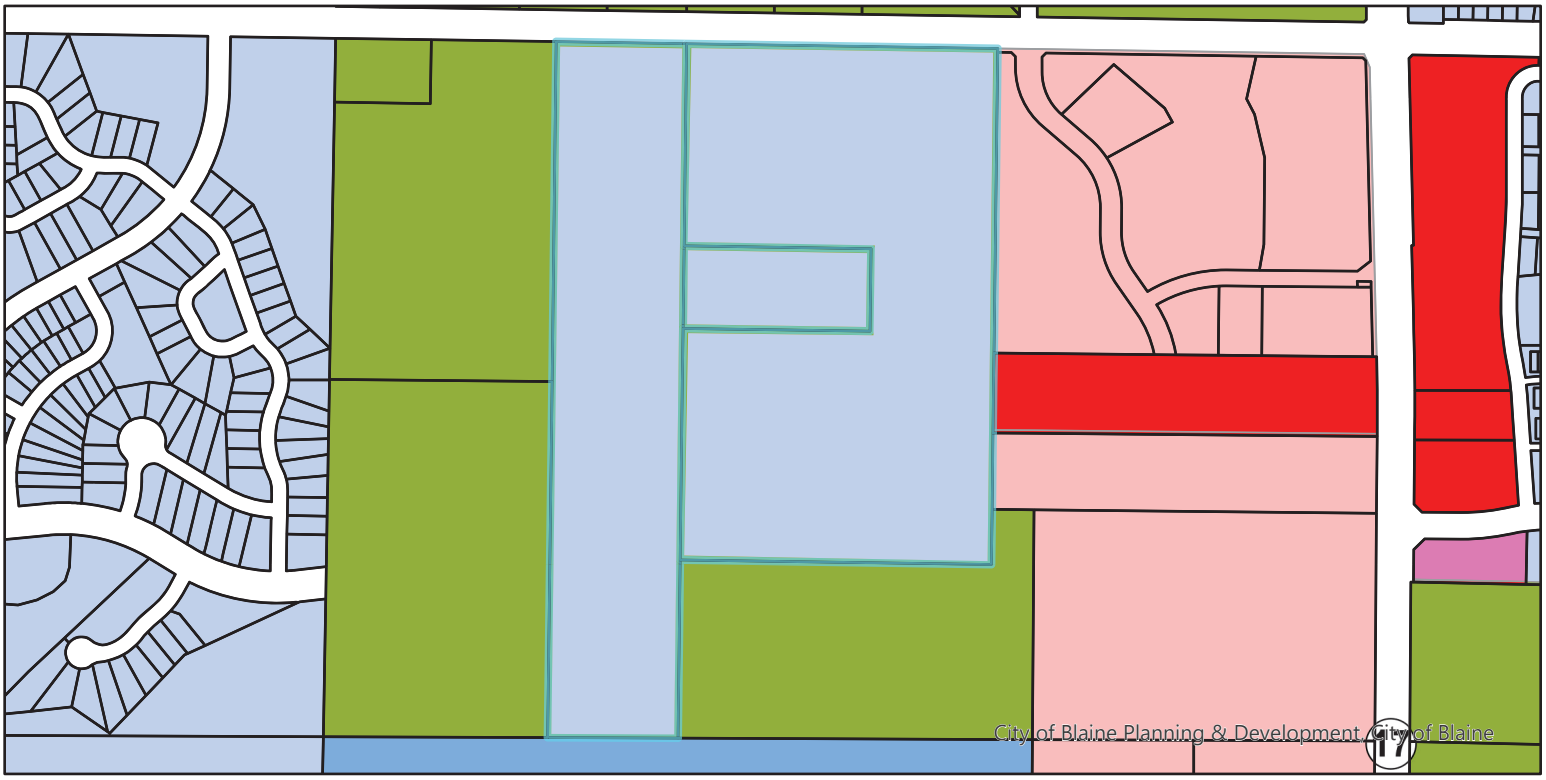
1 of 1

Existing and Proposed Zoning

Existing Zoning



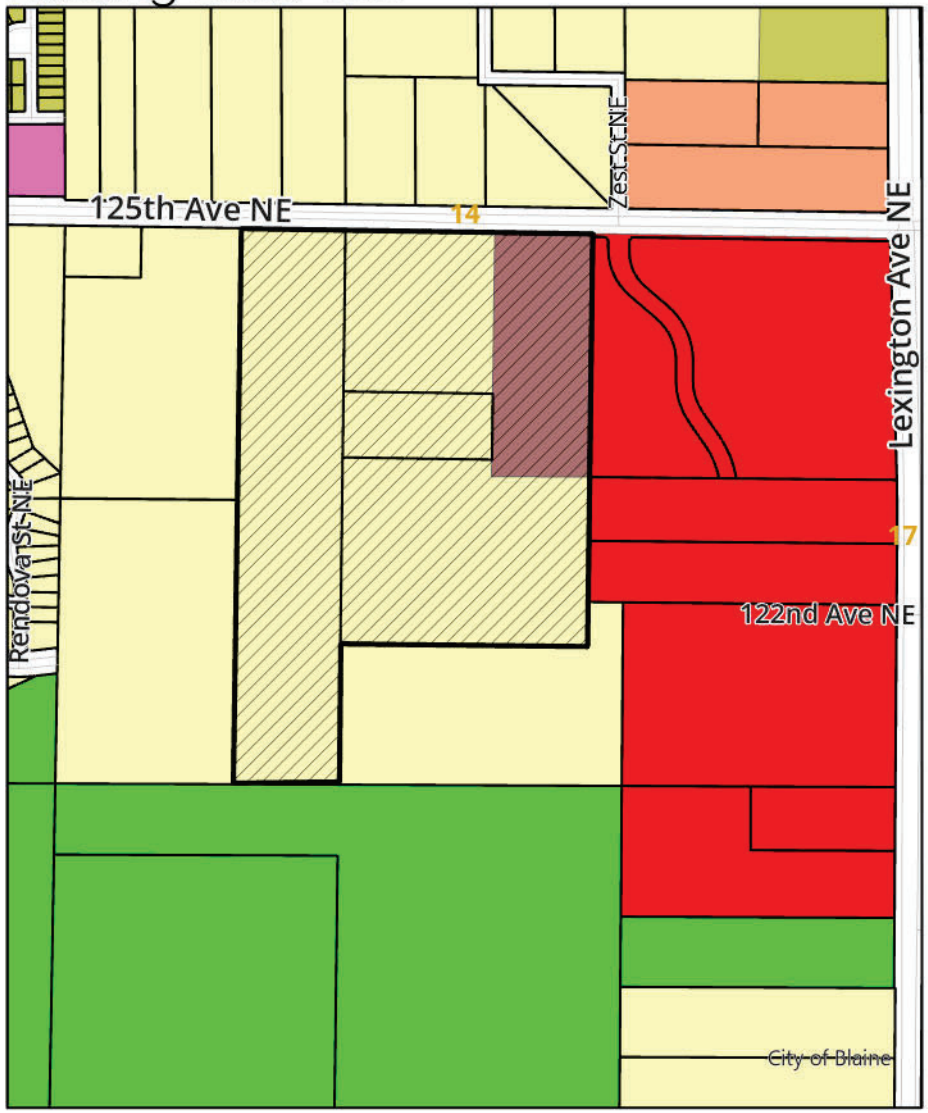
Proposed Zoning



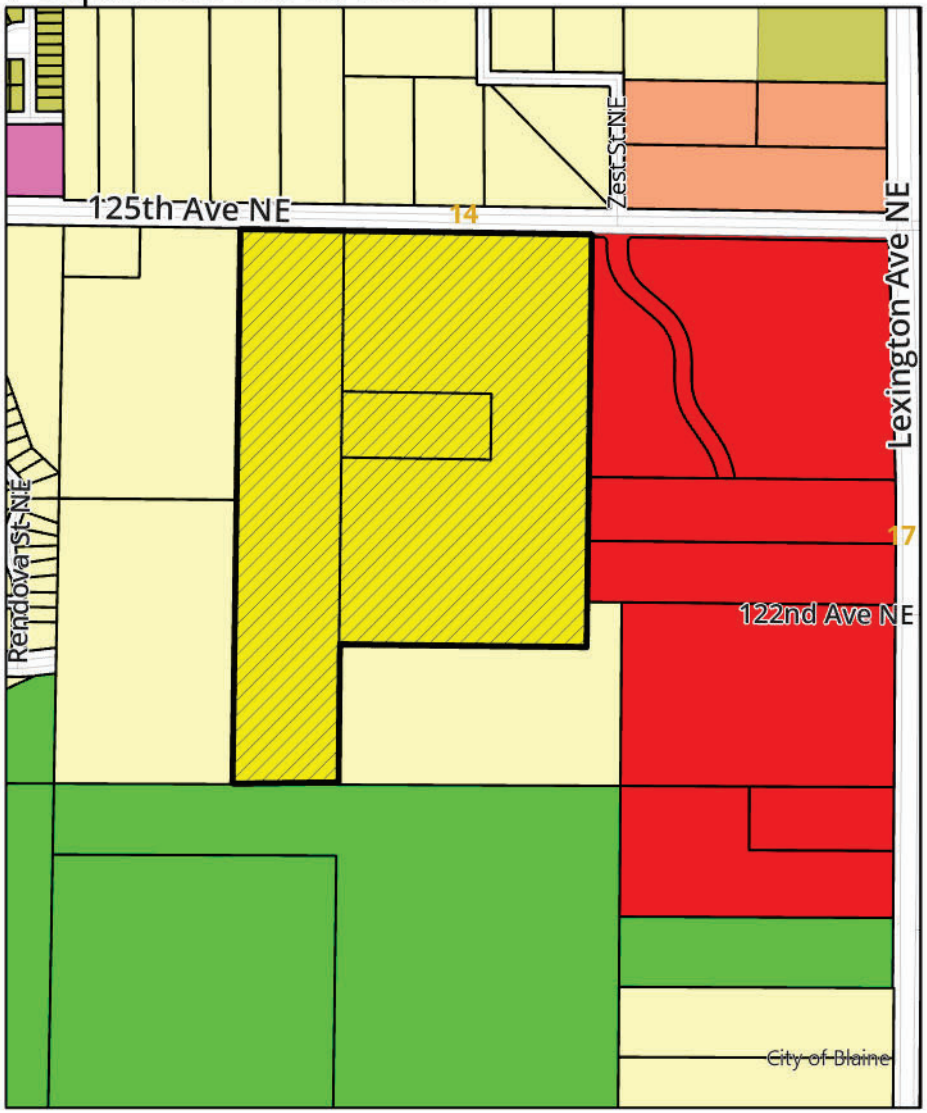
- B-2 - Community Commercial
- B-5 - Town Commercial
- PBD - Planned Business District
- FR - Farm Residential
- DF - Development Flex
- RF - Residential Flex

PC25-0056: Ravenwood

Existing Land Use



Proposed Land Use



- CC - Community Commercial
- LDR - Low Density Residential
- MDR - Medium Density Residential
- MDR/CC - Medium Density Residential/ Community Commercial
- P/OS - Park/ Open Space
- PC - Planned Commercial
- PI/PC - Planned Industrial/ Planned Commercial
- L-MDR - Low to Medium Density Residential

Ravenwood

City of Blaine, MN

APPLICATION FOR:
Preliminary Plat, Rezoning/CUP, and Comprehensive Plan Amendment

BLAINE, MINNESOTA
December 5, 2025
Revised January 9, 2026

Introduction

Pulte Homes of Minnesota, LLC ("Pulte") is pleased to be submitting this application.

Our company mission statement is ***"Building Incredible Places Where People Can Live Their Dreams."*** We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. The office for Pulte's Minnesota Division is in Bloomington. We will sell and build over 700 homes in the Twin Cities a year under the Pulte Homes and Del Webb brands.

Pulte will act as both developer of the property and builder of the homes. The primary contact for Pulte is:

Dean R. Lotter, Director of Land Planning & Entitlement
1650 West 82nd Street
Suite 300
Bloomington, MN 55431
952-219-9082
Dean.Lotter@PulteGroup.com

The owners of the property:

(1) Lisa McKinley
3900 125th Avenue NE
Blaine, MN 55449
763-913-2854
Lisa.a.Mckinely@gmail.com

(2) Jeffery and Susan Kempf
8852 Deer Trail
Pequot Lakes, MN 56472
612-816-5264
eljefe.kempf@gmail.com

The planner, surveyor, civil engineer, and landscape architect are:

Carlson McCain
Attn: Brian J. Krystofiak
3890 Pheasant Ridge Drive NE
Suite 100
Blaine, MN 55449
763-489-7920
csharp@carlson-engineering.com

The Property –

This site is an assemblage of land owned by the Kempf family and the McKinley family. The Kempf parcel is abstract property, and the McKinley parcels are torrens property. Since there are updates needed to both legal descriptions; our plat contains the current legal descriptions for each parcel on the "existing conditions" page and the proposed legal descriptions on the preliminary plat index page. We will be working with the County Examiner of Titles Office and the title company to have the legal descriptions updated to reflect the proposed legal descriptions and to obtain updated title commitments for the site concurrently with our preliminary plat approval.

Existing Legal Description:

(1) THE N 2000 FT OF W 1170 FT OF NE1/4 OF SEC 11 TWP 31 RGE 23, EX S 310 FT OF N 1130 FT OF W 702.58 FT OF SD 1/4, EX RD, SUBJ T
(2) THE S 310 FT OF THE N 1130 FT OF THE W 702.58 FT OF THE NE1/4 EX RD SUBJ TO EASE OF REC
(3) THAT PRT OF E1/2 OF NW1/4 OF SEC 11 T31 R23 DESC AS FOL: COM AT N1/4 COR OF SD SEC TH W ALG N LINE OF SD SEC 490 FT, TH S PRL

Property Identification Number

(1) 11-31-23-12-0001
(2) 11-32-23-12-0002
(3) 11-31-23-24-0002

Proposed Legal Descriptions:

Kempf Parcel (abstract property)

That part of the East Half of the Northwest Quarter of Section 11, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at the North One-Quarter corner of Section 11, Township 31, Range 23; thence West along the North line of Section 11, a distance of 490 feet; thence South and parallel to the East line of the Northwest Quarter of Section 11, to the South line of the said Northwest Quarter of Section 11; thence East along the south line of the said Northwest Quarter to the Southeast Corner thereof; thence North along the East line of said Northwest Quarter to the point of commencement, Anoka County, Minnesota.

EXCEPT Parcel 49, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.

McKinley Parcel (torrens property)

The North 2000 feet of the West 1170 feet of Northeast Quarter (NE1/4) of Section Eleven (11), Township Thirty-one (31), North of Range Twenty-Three (23) West of the Fourth Principal Meridian EXCEPT the South 310.00 feet of the North 1130.00 feet of the West 702.58 feet thereof.

Also EXCEPTING Parcel 50, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.

AND

The South 310.00 feet of the North 1130.00 feet of the West 702.58 feet of Northeast Quarter of Section 11, Township 31, North of Range 23 West of the Fourth Principal Meridian.

The Site Plan

Pulte's site plan has gone through several revisions as we worked through our concept plan with the City Council. We presented our original plan in May of 2025 and a revised plan in October of 2025. Back in May, our approach to this site proposed a blend of townhomes and single-family homes. We considered site plans with only single-family lots. However, any site plan with only single family homes ran into difficulty complying with the City's comprehensive plan and the prescribed density ranges found therein. In order to comply with the City's approved 2040 Comprehensive Plan, we needed to include a portion of medium density, which is why our May 2025 site plan proposed townhomes and 65' single-family lots. Council feedback at the May 2025 work session indicated a desire by the Council for a site plan with larger lots, upscale homes, and a neighborhood without townhomes.

During the past summer, we contemplated changes to our site plan to reflect the Council's feedback, yet thread the needle on other things like density and navigating protected wetlands while also complying with the City's Comprehensive Plan. Protected wetlands on this site are found in abundant supply. The Rice Creek Watershed District (RCWD) has rules in place to protect higher quality wetlands. Any development of this site will need to avoid these wetlands to the greatest extent possible and abide by the RCWD's wetland buffering rules as they are the regulating body over wetlands. Additionally, the parcels that will comprise the neighborhood are guided for LDR by the City's Comprehensive Plan. LDR has a density requirement of 2.5 to 6 units/acre. When site planning any neighborhood, we review a city's comprehensive plan and create a plan that follows how the land is guided to the best of our ability. This plan was approved by both the City of Blaine and the Metropolitan Council. Any site plan not providing for the minimum required density likely wouldn't get sewer extension permits issued from the MPCA at the request of the Metropolitan Council.

During the months following the review of our initial site plan last May, we had meetings with most of the City Council. It was through these meetings that it became clearer that the lot size of single-family homes was less important than the quality of the exterior aesthetics of the homes. In order to thread the needle of City Council feedback and the approved Comprehensive Plan, we revisited our plans to make changes based on this information. At our second concept plan review, we introduced a site plan with more upscale single-family homes on larger lots along

with an aesthetically pleasing twin home product for the empty nester buyer. This proposal, along with the discussion about the protected wetlands and the density required by the City's comprehensive plan, seemed to be more well received by the Blaine Council.

Density Requirement

At the May work session, most of the city council expressed a desire for the site plan to be all larger lots. This topic was further addressed at the October work session. Below is a calculation of the density of a site plan composing solely of 80' lots.

RAVENWOOD — City of Blaine — 12/5/25

Density Calculations

Number of Residential Units Proposed	87
Total Acreage	82.77
Exclusions	
Wetlands and required buffers *(Wetlands & WMC Buffer)*	27.93
Rare, threatened, or endangered species preservation *(Rare Plants protection area in Outlot D)*	1.24
Public parks and public open spaces	
Arterial Roads *(Lexington Ave)*	1.26
Future Development *(Outlots J & K)*	0.17
Public stormwater in outlots to be deeded to the City* *(All ponds receive public water)*	8.26
Commercial Uses	
Other: *(ACHD Pond Easement & Electric Easement)*	1.56
Gross Density	**1.05111**
Net Density	**2.05431**

* Confirm whether outlots are eligible to be deeded to the City with the engineering department

Net density must match the land use designation from the Comprehensive Plan

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-25 units per acre
HDR	12-25 units per acre
HDR2	12-60 units per acre

An 80' wide lot plan yields a density of 2.05 units/acre. Larger acreage lots would aggravate the density calculation. Some smaller lots are needed on this site to be able to achieve the minimum density required for the site. Seventy-foot-wide lots on the interior of the site with twin homes on the east side of the site targeting the retiree population, would yield 3.1 units per acre and would comply with the City's comprehensive plan while keeping the density to the lower end of the guided density designation. The Met Council will be requiring a higher minimum density

from land use applications in the future. With the passage of time, site plans will be required to have a minimum 3.5 units/acre density. Supporting our plan now allows us and the City to keep the density to the lower end of the allowed density prescribed for LDR guided areas.

Creating lakes out of the existing wetlands

Additional feedback that was received after the May work session suggesting we could convert the wetlands on our site into man made “lakes” like the existing neighborhood to the west. I investigated the possibility of doing this and it turns out this is not feasible. I presented this information to the city council at my second presentation this past October. It’s a salient point that bears repeating in our preliminary plat application. I discussed the possibility of digging up the wetlands and creating lakes in their place with our consultant. Our consultant, Melissa Barrett with Kjolhaug Consulting had the following response to question of replacing the wetlands with lakes.

The neighborhood to the west (the Lakes) was a sod field. Very little of it was regulated wetland. Because of the poor soil (peat), the peat needed to be stripped and then the sand underneath was mined. Mined sand was used to make the new upland topography, and then the holes where sand was mined are now “lakes”. Working around wetlands was not something the project layout needed to consider.

The McKinley site has extensive, natural wetlands. Many of the wetlands are in the RCWD wetland management corridor (a contiguous corridor encompassing high priority wetland resources identified at a landscape scale). These wetlands need to be worked around as much as possible to satisfy wetland sequencing and garner a permit from the watershed and Corps of Engineers.

Neighboring Development

HJ Development’s site is proposed to be retail/commercial. As you move from east to west through the HJ site and cross over into the McKinley/Kempf site, develop goes from more intense to less intense. A commonly accepted planning practice is to build medium density homes adjacent to retail/commercial to act as a buffer between retail/commercial and the more upscale single-family homes. This allows for a soft transition as you travel further west through the McKinley/Kempf site into the larger single-family lots. The progression is similar to the Lakes development as you move through that neighborhood from the west to the east. In the Lakes development, next to busier streets there are quad homes, town homes, apartments and smaller single-family homes. As you move further away from the busier roads, the medium density development transitions to larger single-family homes. Eventually this medium density type development gives way to larger single-family homes. In our proposal, we propose to develop in a similar fashion, moving from the east to the west and we have the twin homes, a low to medium density use next to the more intense uses of the commercial area. This creates a buffer between the commercial and larger single-family homes.

Rezoning Request

We are requesting that our site be rezoned to Development Flex. This zone will allow for both proposed home and lot types to exist. Below are our responses to the Development Flex criteria analysis.

Development Flex Criteria:

The City Council shall consider the following criteria and objectives in processing the application for rezoning to the DF district and the application for the CUP:

1. The proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zone.

    - Development Flex will allow the applicant to provide a low/medium density home product, in this case a twin home, along with the larger single-family lots that are proposed. The price ranges for the Twin from $450,000 to $550,000 and the single-family home pricing will be $650,000 to $800,000+. The single-family homes will serve the family that is growing and needs more space, while the twin homes will serve a completely different buyer in the market; the empty nester/retiree.

2. The proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning.

    - Pulte's site plan overachieves regarding the amount of open space. Our proposal, Ravenwood, protects and preserves the naturally occurring wetland/ponding features of the site. Thirty-five percent of this site is preserved for high quality wetlands and the necessary buffering. An additional 12% will be reserved for ponding. Additionally, we will contribute to the park dedication fund.

3. The proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan.

    - Our proposal is to provide twin homes along with single family homes. Twin homes is becoming more in demand in communities throughout the market. Providing retiree targeted housing allows residents who no longer wish to have the responsibility of maintaining a larger home and yard, an option to stay in the community they love while giving up some of the responsibilities of mowing their lawns or removing snow from their driveway and front walkways. Pairing up twin homes with single family homes allows for a unique combination of housing that allows our proposal to comply with the density requirements of the City's comprehensive plan, while serving compatible home buyers.

4. The proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible.

    - Our site plan will preserve all the wetlands located in the Rice Creek Watershed District's wetland management corridor located on our site. Nearly 35% of our plan preserves these higher quality wetlands. There is a public ditch in the northeast portion of the site that is being crossed by our entrance road but is being left alone in its current alignment and is being protected by the same buffering that the high-quality wetlands are being afforded. While we are impacting population of rare plants located towards the interior of the site, we have adjusted our northern disturbance boundary to avoid another rare plant population altogether.

5. The proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems.

    - Our proposal complies with the comprehensive plan density range. The site is largely guided LDR with a density of 2.5 to 6 units/acre. Our proposal is coming in at 3.1 units per acre which is to the lower end of the density range. Conversations with city staff have indicated that water and sewer have capacity to serve our proposed development.

6. The proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas.

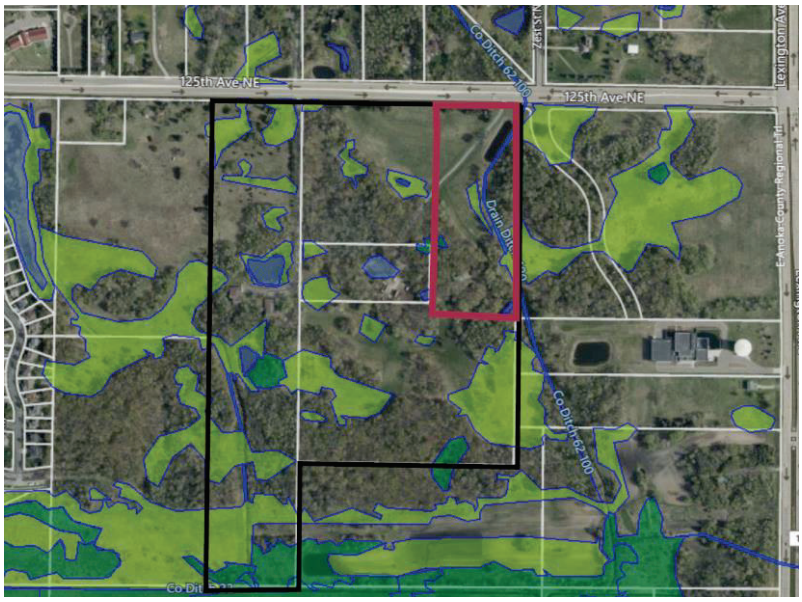
- With commercial/office development to the east, it makes sense to have a low/medium density housing element podded on the east side of our site. This creates a natural transition from a more intensive use to the less intensive use to the single-family homes we are proposing. We are also planning for street connections to the west of our site and to the south, so that our plan allows for access to other parcels as they develop at some point in the future.

7. The proposal is consistent with all other applicable city and state regulations.

    - Our application to the Rice Creek Watershed will be submitted by December 9th, 2025. A rare plant application was submitted to MNDNR on December 3rd, 2025. A replacement and mitigation plan will be submitted to the local TEP and USACOE the week of December 8th, 2025. The applicant will comply with all rules and laws associated with developing this site.

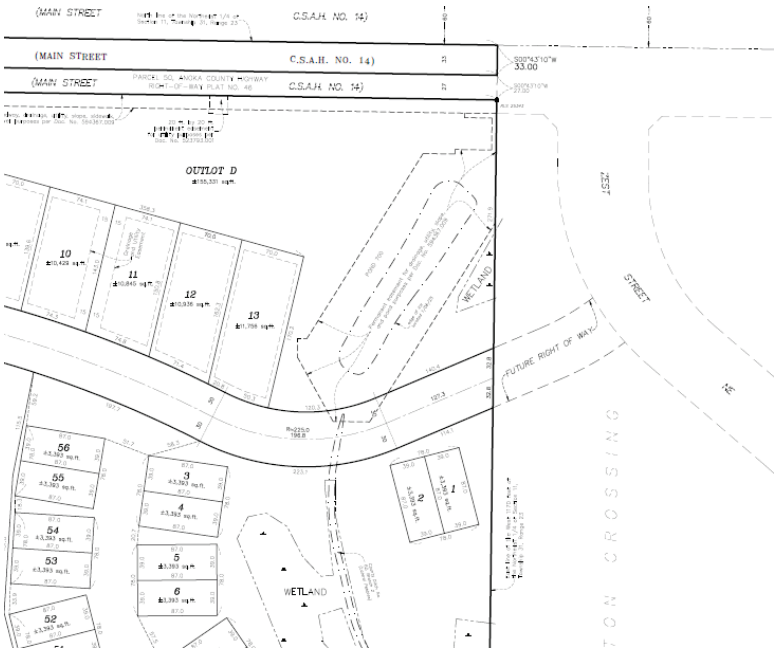
Comprehensive Plan Amendment

With our request for preliminary plat approval and a rezoning to Development Flex, we are requesting a comprehensive plan amendment be approved. While a majority of the site is guided low density residential or LDR, a small portion located in the northeast corner of the site is guided planned industrial or planned commercial or PI/PC. The black outline in the graphic below is the McKinley and Kempf parcels under consideration for this development and the majority of which is guided for low density residential. The mauve outline indicates the approximate portion of the site that is guided PI/PC. If approved, our requested comprehensive plan amendment would guide the entire site including the mauve area from LDR or PI/PC to L-MDR which still has a starting density of 2.5 units per acre.



Site Access

Access to the site would be primarily achieved with a connection to Zest. In addition to the Zest connection, temporary emergency access is proposed where there is an existing driveway. At some point in the future the Lakes Parkway will be constructed allowing for a permanent secondary access point into other developing areas and Pulte's site as well. When Lakes Parkway is constructed, temporary access from Main Street will no longer be needed and will go away. We have included in our preliminary plat what the proposed connection to Zest Street would look like.



Key Facts

• Existing zoning	Farm Residential
• Guided zoning	Low Density Residential/Commercial
• Proposed zoning	Development Flex (DF)
• Proposed use	135 homes total 79 single family homes 56 twin homes

Number of Residential Units Proposed	135
Total Acreage	82.77
Exclusions	
Wetlands and required buffers *(Wetlands & WMC Buffer)*	27.93
Rare, threatened, or endangered species preservation *(Rare Plants protection area in Outlot D)*	1.24
Public parks and public open spaces	
Arterial Roads *(Lexington Ave)*	1.26
Future Development *(Outlots J & K)*	0.17
Public stormwater in outlots to be deeded to the City* *(All ponds receive public water)*	8.26
Commercial Uses	
Other: *(ACHD Pond Easement & Electric Easement)*	1.56
Gross Density	**1.63103**
Net Density	**3.18772**

- Dimensions/Setbacks – Twin Home
  - Front Setback 18 feet
  - Front Garage Setback 25 feet
  - Side Yard Setbacks 10/10 feet
  - Side Corner 20 feet

- Dimensions/Setbacks – 70' Single Family Lots
  - Front setback 25 feet
  - Corner setback 20 feet
  - Rear setback 30 feet
  - Side setback 10 feet and 10 feet
  - Minimum lot width 70 feet

Environmental Due Diligence

We have continued doing all the necessary due diligence on the site including environmental studies, geotechnical work. We conducted a rare plants survey for our site throughout this past growing season and identified two protected species of rare plants on the site. We have applied for a permit with the MNDNR regarding the impact on some protected plants. We adjusted our grading limits to avoid and protect another species of rare plants along the northern portion of the site. We also proved a tree coverage page in our preliminary plat work along with a landscaping plan.

Park Dedication

It is the applicant's intent to meet the City's Park dedication requirements by paying park dedication fees.

The Homes

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. We continually reach out

to home buyers and Pulte homeowners to get feedback to improve our home designs. It is what we call Life Tested®. Through this intensive process, we have conceived of and incorporated innovative features such as the Pulte Planning Center, the Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. Click on this link to learn more about Life Tested® process Experience Life Tested | Pulte. This exhaustive process has played a major part in Pulte's success in **"*Building Incredible Places Where People Can Live Their Dreams*."**

We are proposing to build 70' single-family lots with higher-end homes. Architecturally speaking, these homes will have LP siding with stone accents, 3 stall garages, varying roof pitches and more than 30 color schemes to ensure a diverse and rich feel to the development. Offering a twin home product here reduces the density of the site, when compared with townhomes, but still allows the application to meet the minimum density of the LDR designation. The twin home also provides an option for retirees who want to stay in Blaine but downsize the home in which they live. Twin home aesthetics are also important to the city council. We heard and understood this. Our response is to offer homes with LP siding on all sides and stone accents. Several color packages will be offered on the Twin homes as well. More information on the homes is available below.

Energy Efficiency

The homes that Pulte will be constructing will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a home built to the 2004 International Energy Conservation Code is awarded a rating of 100 (lower is more energy efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our homes runs in the range of 47 to 53. We are building extremely energy-efficient homes that dramatically exceed the International Energy Conservation Code threshold.

Phasing & Schedule

The City of Blaine's application schedule suggests that staff review, and possible planning commission and council consideration would occur as follows:

Preliminary Plat Land Use App	December 5, 2025
Preliminary plat approval	February/Mach 2026
Site development	Spring 2026
Model home opens	late 2026/early 2027
Full build of homes	early 2029

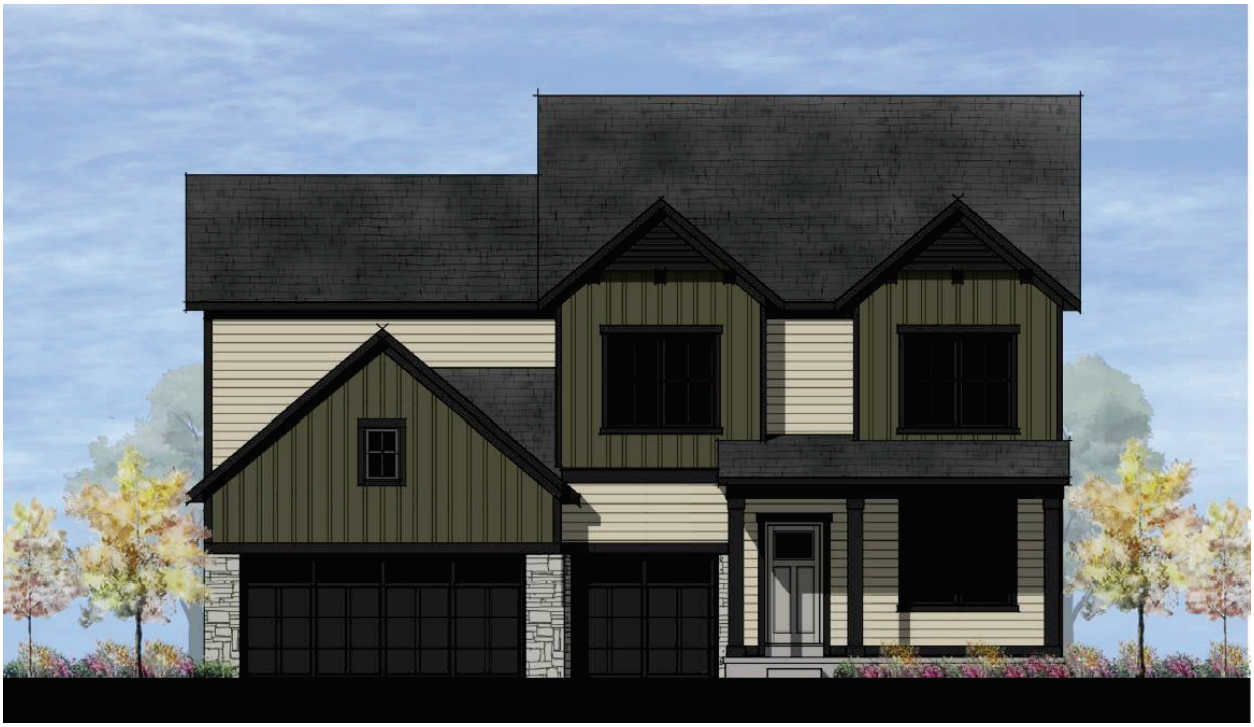
Conclusion

Site Plan Adjustments and Density Reductions: After adjusting our site plan from smaller single family lots to larger single family lots with more upscale homes and removing townhomes altogether and replacing them with twin homes, we have responded to some of the city council's concerns regarding our initial plan. We decreased the density and have agreed that the homes will have superior exterior finishes. The single-family homes on the revised plan will have stone and LP exteriors. Twin homes target an empty nester buyer, which seemed to appeal to the city council. These homes will also have stone and LP treatment on the exteriors. Our original plan had over 170 units and the revised plan has been reduced to 135 units; despite this reduction in the number of homes our plan still complies with the City of Blaine's Comprehensive Plan guidance for low density residential.

Preservation of WMC Wetlands: Additionally, there are numerous wetlands throughout the site that are considered high quality by the Rice Creek Watershed District (RCWD) and are in the RCWD's wetland management corridor (WMC). These WMC wetlands need to be preserved and also require buffering around them for protection. We designed our site to preserve these higher quality wetlands and comply with buffering requirements.

Approvals Sought: We are seeking preliminary plat approval, a rezoning/CUP of the site to Development Flex and a Comprehensive Plan Amendment, guiding the entire site to L/MDR, along with the ability to connect to Zest Street which will require access through city owned property.

Conceptual Home Elevations – Upscale Single-Family Homes.



Conceptual Twin Homes

Neighborhood Meeting Summary

February 5, 2026

The neighborhood meeting had 5 neighbors attend the meeting. The three McKinley sisters and their realtor were present as well. We presented a PowerPoint. Haley Daily Sievers from Pulte and Brian Krystofiak from Carlson Engineering also attended.

A sign in sheet was available but only two people signed the signup sheet – Mike Ferraio (sp?) and Nate Raich.

The were only a few questions asked at the end of the presentation.

One question was about access into and out of the site. Using the presentation as a visual, it was illustrated how people would gain access to the site.

Another person asked about when Lakes Parkway will be built. It was stated that while the Lakes Parkway connection has been planned for a while, we couldn't suggest when it will be built.

One person in attendance expressed concern that future residents of our neighborhood driving into The Lakes neighborhood and using their public parks. We responded to the effect that the public is free to use any public park in the City or elsewhere for that matter.

One person in attendance stated that they were a developer that lived in The Lakes and he thought our site plan was excellent.

Dean Lotter
Director of Land Planning and Entitlements
Pulte Group

City of Blaine
Density Calculations

Number of Residential Units Proposed	86
Total Acreage	82.77
Exclusions	
Wetlands and required buffers (don't include stormwater ponding)	29.1
Rare, threatened, or endangered species preservation	0.13
Public parks and public open spaces	
Arterial Roads	1.61
Future Development	
Public stormwater in outlots to be deeded to the City*	11.29
Commercial Uses	
Gross Density	**1.03902**
Net Density	**2.11614**

* Confirm whether outlots are eligible to be deeded to the City with the engineering departmer

Net density must match the land use designation from the Comprehensive Plan

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-25 units per acre
HDR	12-25 units per acre
HDR2	12-60 units per acre

Input Cell

Output Cell

SITE DATA

TOTAL SITE AREA ±82.77 AC.
TOTAL NUMBER OF 80' LOTS 86

80' SINGLE FAMILY LOTS
MINIMUM RESIDENTIAL SETBACK DATA:
FRONT 30 FT.
SIDE (GARAGE) 10 FT.
SIDE (HOUSE) 10 FT.
SIDE CORNER 20 FT.
REAR SETBACK 30 FT.

MIN. LOT SIZE (AC.) 10,000 FT.

TOTAL CENTERLINE LENGTH ±5,380 L.F.

Number of Residential Units Proposed	**86**
Total Acreage	**82.77**
Exclusions	
Wetlands and required buffers (don't include stormwater pond	**29.1**
Rare, threatened, or endangered species preservation	**0.13**
Public parks and public open spaces	
Arterial Roads	**1.61**
Future Development	
Public stormwater in outlots to be deeded to the City*	**11.29**
Commercial Uses	
Net Acreage (Total Acreage-Exclusions)	**41.99**
Gross Density (86 Units/82.77 Total Acres)	**1.039**
Net Density (86 Units/41.99 Acres)	**2.1161**

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-25 units per acre
HDR	12-25 units per acre
HDR2	12-60 units per acre

LEGEND

- Denotes Delineated Wetland
- Denotes WMC Wetland
- Denotes WMC Wetland Buffer (25' Min. – 50' Average)
- Denotes Rare Plants

NOTES

1) Field work completed January 21, 2025.
2) Title commitment furnished by Title Resources Group with Commitment Date: November, 24th 2024 at 12:00am.
3) Wetlands delineated by Anderson Engineering of Minnesota, LLC. May 28th, 2024.

N

0 75 150 300
(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSON-ENGINEERING.COM

CONCEPT PLAN 80' LOT LAYOUT

RAVENWOOD
Blaine, Minnesota

PULTE GROUP
1650 W. 82nd St. South
Bloomington, MN 55431

REVISIONS
1.
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6.

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FILE NO:	XXX

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City of Blaine
Planning Commission

February 10, 2026 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, February 10, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Halpern, Howard, Olson and Chair Goracke.

Members Absent: Commission Members Geiselhart, Gorzycki and Swanson.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Assistant Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.2. 2025-681 Case File No. 25-0056 // Pulte Group // 3700 and 3900 125th Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Comprehensive plan amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR).
3. Preliminary plat to subdivide approximately 83 acres into 79 single family lots, 56 twinhome lots, one common lot and 11 outlots to be known as Ravenwood
4. Conditional use permit to allow construction of 79 single family homes and 56 twin homes in a Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public

hearing for Case File 25-0056 was opened at 7:12PM.

Dean Lotter, Pulte Homes representative, thanked the commission for considering this request. He commented he began evaluating this site in 2025. He reported this project had a lot of wetlands and situations that had to be managed. He noted he was available for comments or questions.

Laura McKinley, 3900 125th Avenue NE, one of the property owners, explained her family was supportive of the proposal. She indicated she has lived in the community for decades and has seen the community grow and prosper. She stated development wasn't for everyone and she now was ready to leave the city of Blaine. When she came to this conclusion, she began a partnership with Pulte Homes because it seemed like a really good fit. She asked that the commission support the proposed request and move this item forward to the city council.

Kathy Todych, representative of the sellers, explained she has lived in six different northern suburbs over the past 25 years. She discussed how the McKinley sisters have cared for this land for more than 50 years. She indicated the McKinley sisters have purchased rural land in hopes of relocating their farms in a quieter setting. After decades of being responsible property owners, the McKinley sisters were ready to move forward with the next chapter of their lives. She commented on the housing shortage that was facing the metro area and noted Pulte Homes was well positioned to help address this need. She reported Pulte Homes has taken the time to meet with neighbors and hear their concerns. She noted the proposed development includes twin homes for seniors as well as single-family homes. She requested the city move forward with the proposed development without requiring the homes to be $1+ million like the homes in the Hidden Forest development in Ham Lake. She commented further on how there was a need for twin homes in the community.

Amy Peterson, 9932 Fillmore St NE, explained she supported the city moving forward with a responsible Blaine-appropriate housing development that supports families, existing neighborhoods and commercial investments that were being made in this area. She reported Blaine was a strong suburban community not a niche luxury market, when it came to housing. She indicated the median value home in Blaine was $391,450. She commented on how one-acre lots with million dollar homes would serve on a small narrow buyer pool. She supported this project moving forward with standard sized suburban lots with high quality homes tat would be more attainable for families. She noted this development would provide a balanced mix of housing types. She indicated there was a demand for additional housing in Anoka County between now and 2030 of over 18,000 housing units. She encouraged the commission to support the proposed development as it would bring stable housing to the community.

Alex Pavlov, 362 98th Avenue NE, explained he was a local realtor. He stated he was excited about the proposed housing project and noted there was a growing need for one level living options for seniors in the community. He encouraged the city to continue to invest in one level living options because this would free up existing housing units while also allowing seniors to age in place.

John Solem, 3421 126th Circle NE, explained he was a full-time employee of the federal government, part-time real estate agent, and was also a member of the national guard. He

stated he appreciated the sense of community that would be created through the proposed development and urged the city to not pursue larger lots and more expensive homes. He noted he moved to Blaine six years ago, and he greatly appreciated the sense of community he found in his neighborhood. He was of the opinion Pulte Homes did a wonderful job creating community and encouraged the planning commission to move this project forward.

Galen Wax, 3775 125th Avenue NE, indicated he was a life-long resident of Blaine and noted he supported this project moving forward. He asked how utilities would be brought to this development.

Project Engineer Barnes explained utilities would be brought from the Zest Street connection and would extend through the proposed streets to the south. She indicated there would be a looped watermain through this development.

Mr. Wax inquired if there would be a traffic signal at Zest Street.

Project Engineer Barnes reported a traffic signal would be constructed this summer at the Zest Street and Main Street intersection.

Ron Van Wald, 12527 Leyte Street NE, Unit D, thanked the planning commissioners for their service to the city of Blaine. He explained he was a neighbor to the McKinley sisters. He reported he has an adult son that was severely disabled and noted he has lived in this area of Blaine for the past 10 years. He indicated he supported the proposed development and encouraged the planning commission to do the same.

The public hearing was closed at 7:34PM.

Chair Goracke asked when project construction would begin if the project were approved.

Mr. Lotter explained he was working on getting approvals from all of the proper agencies and noted he hoped to begin construction in April or May of this year.

Commissioner Halpern questioned if this project would be entered and exited off of Zest Street.

Project Engineer Barnes reported this was the case. She noted there were future plans to connect the road to the Lakes Parkway extension.

Commissioner Olson asked if the development would have sidewalks.

Project Engineer Barnes explained sidewalks were part of the development.

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056A a rezoning from Farm Residential (FR) to Development Flex (DF) with the following rationale:

Case 25-0056A:

1. **The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create an attractive benchmark of quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
2. **The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.**

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056B a comprehensive plan amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR) with the following rationale:

<u>Case 25-0056B:</u>

1. **The proposed L-MDR land use is consistent with adjacent residential uses.**
2. **The L-MDR land use designation to allow twinhomes is an appropriate land use to be located adjacent to existing commercial land use.**
3. **The proposed land use allows for construction of a variety of housing products to meet market demands for a range in density.**

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056C a preliminary plat to subdivide into 79 single family lots, 56 twinhome lots, one common lot and 11 outlots to be known as Ravenwood with the following conditions:

<u>Case 25-0056C:</u>

1. **Park dedication will be required for the 135 new lots being constructed at the rate of $5,800 per unit (2026 rate), for a total park dedication fee of $783,000 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
2. **The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 7 is $8,760.00 per upland acre and will be applied to the acreage platted. This will be updated once the 2026 indexed rates become available.**
3. **Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
4. **All development signage by separate review.**
5. **Each single family lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. One additional tree is required on corner lots.**

6. **The twinhome development is required to plant one overstory, one conifer, and one ornamental tree per unit.**
7. **43 trees shall be planted adjacent to 125th Avenue.**
8. **The developer must meet the City's Tree Preservation requirements by planting 254 replacement trees for the lots that are preliminary platted (31.65 disturbed acres). This requirement can be met with the required front and rear yard trees, plantings adjacent to Lexington Avenue, and required trees for the twinhome development.**
9. **The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**
10. **Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.**
11. **The overall development shall be certified by a Professional Engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.**
12. **Plans and specifications must be approved by the City prior to start of construction.**
13. **An Anoka County right-of-way permit is required prior to start of any site work.**
14. **Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.**
15. **The developer will be required to grant right of entry to the City of Blaine so that a second monitoring well can be constructed within the existing easement area.**
16. **Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.**
17. **Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.**
18. **The developer shall provide an exhibit that denotes the public versus private areas of the storm drainage system. Outlots that will remain private shall also be included in the exhibit.**
19. **The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.**
20. **Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.**
21. **A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.**
22. **The developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.**

23. **The developer has responsibility to comply with any 125th Avenue NE improvements associated with this development per Anoka County plat review comments, if any.**
24. **The developer shall provide a construction cost estimate that includes costs for the construction of the section of Lakes Parkway that is within the property limits. This additional escrow funds will be required to be provided to the City to allow for completion of this roadway when necessary.**
25. **All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.**
26. **All streets will follow the Anoka County street name grid system.**
27. **Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.**
28. **Sidewalks and or trails are required on all streets and location will be determined in the plan review process.**
29. **Streetlights shall be installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all of the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the developer, will be required to be maintained by the homeowners association.**
30. **Hydrant locations must be reviewed and approved by the Fire Department.**
31. **Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.**
32. **As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.**
33. **The developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final FEMA documents, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.**

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056D a conditional use permit to allow construction of 79 single family homes and 56 twin homes in a Development Flex (DF) zoning district with the following conditions:

<u>Case 25-0056D:</u>

Single Family 70 foot Lots — DF Development Standards

<u>Permitted Uses:</u>

1. **Single-family detached dwellings**
2. **Group family daycare**

Accessory Uses:

1. **Private attached garages - one detached accessory structure, with area less than 120 square feet, will be permitted.**
2. **Private swimming pools meeting the requirements of Blaine Municipal Code Chapter 18 Article III.**
3. **Keeping of not more than two (2) boarders and/or roomers per dwelling unit.**

Conditional Uses:

1. **Home occupations listed as Conditional Uses in Section 129-10**

Standards:

1. **Setbacks**
    - **Front yard setback - 25 feet**
    - **Side yard setback - 10 feet (house and garage)**
    - **Corner side yard setback - 20 feet**
    - **Rear yard setback - 30 feet**
2. **Maximum building height - 2 1/2 stories or 35 feet.**
3. **It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet.**
4. **The minimum finished floor area above grade for all homes shall be 1,700 square feet above ground for a single-level home and 2,600 square feet above ground for a two-story home.**
5. **All homes shall have a minimum depth and width of 24 feet.**
6. **All single-family homes will have varying roof styles and exterior treatments. Use of premium materials such as LP siding, stone, brick, etc., to be used on all front elevations. LP siding or equivalent is required on all elevations. All homes to incorporate multiple gables or varied rooflines and articulation of the front façade.**
7. **All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.**
8. **Driveways shall not be constructed closer than three feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.**
9. **It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.**
10. **Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. All corner lots require one additional tree.**

11. **The developer to require the homeowners association to maintain all common areas.**
12. **All development entrance signage by separate permit.**
13. **43 trees shall be planted adjacent to 125th Avenue.**

Twinhome Lots

Permitted Uses:

1. **Twinhome attached dwellings**
2. **Group family daycare**

Accessory Uses:

1. **Private attached garages — No detached accessory structures.**
2. **Keeping of not more than two (2) boarders and/or roomers per dwelling unit.**

Conditional Uses:

1. **Home occupations listed as Conditional Uses in Section 129-10**

Standards:

1. **Setbacks**
    - **Front yard porch setback - 18 feet to back of curb**
    - **Front yard garage/house setback - 25 feet to back of curb**
    - **Side yard setback (between buildings) - 20 feet**
    - **Corner side yard setback - 20 feet**
2. **Maximum building height - 2 1/2 stories or 35 feet.**
3. **It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings are not permitted.**
4. **The minimum finished floor area above grade for all homes shall be 1,700 square feet above ground.**
5. **Use of premium materials such as LP siding with stone accents is to be used on all front elevations. LP siding or equivalent is required on all elevations.**
6. **All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.**
7. **It shall be required that all yards of the twinhomes be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.**
8. **It shall be required that all rear yards provide a minimum of 20-ft from the rear of the structure to any platted stormwater feature.**
9. **The twinhome development is required to plant one overstory, one conifer, and one ornamental tree per unit.**

10. **Underground irrigation must be used for all landscaped areas.**
11. **The developer to require the homeowners association to maintain all common areas.**
12. **All development entrance signage by separate permit.**
13. **All site plan and unit plans require approval from the Planning Department prior to any work being performed onsite.**
14. **In addition to the two garage stalls per unit and driveway parking, there shall be one parking space for each three units for guest parking.**

Motion seconded by Commissioner Olson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the March 2, 2026 city council meeting.

City of Blaine
Staff Report

File Number: RES 26-44

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.7

Resolution Granting a Conditional Use Permit to Allow Construction of 79 Single Family Homes and 56 Twin Homes in a Development Flex (DF) Zoning District at 3700 and 3900 125th Avenue NE. Pulte Group (Ravenwood) (Case File No. 25-0056/SLK)

Executive Summary

The applicant is requesting a conditional use permit to allow the development of 79 single-family homes and 56 twinhomes.

Background

Planning Commission Public Hearing	02/10/26
City Council (Conditional Use Permit)	04/06/26
Action Deadline	05/13/26

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer.

Evaluation of Request
Planning Analysis
Surrounding Zoning and Uses
North, West, and South - Vacant land, single-family homes and wetlands zoned Farm Residential (FR).
East - Zoned Town Commercial (B-5) and currently vacant.

Current and Proposed Land Use
The majority of the property is guided Low Density Residential (LDR) with a small portion guided Planned Industrial/Planned Commercial (PI/PC). The applicant proposes a comprehensive plan amendment for the whole site to L-MDR.

The proposed land use designation is consistent with the adjacent residential properties and the

addition of L-MDR is an appropriate land use to be located adjacent to existing commercial land use. The L-MDR zoning district allows for twin homes.

Current Zoning
The property is currently zoned FR. The FR district is intended for areas where urban services are not presently available. In order to develop, a rezoning is necessary.

Proposed Zoning
The Development Flex (DF) District is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this subpart. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing said owner's property with greater flexibility in land uses, and at the same time, protect the interest of surrounding properties in the following ways:

(1) By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls.
(2) By permitting a combination of housing types and style, including single-family, two-family, and multiple-family dwellings, with the exception of manufactured homes.
(3) By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments.
(4) By allowing for any type of ownership, private, condominium, or rental.
(5) By allowing flexibility in setback and height restrictions.
(6) By allowing nonresidential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such nonresidential uses will enhance the character, amenities, and convenience of those who live in the proposed development.
(7) By providing an efficient use of land resulting in more cost-efficient installation of utilities, streets, and other facilities.
(8) By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas.
(9) By contributing to the tax base of the community without making undue demands on the community service.
(10) By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the city zoning regulations and subdivision ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the city and its inhabitants.

Land Use Designation
Most of the property is designated as LDR and allows 2.5–6 units per acre, and an approximately 12 acre area in the northeast corner of the property has a PI/PC land use. However, LDR and PI/PC do not allow townhomes. Therefore, the applicant is requesting a land use destination of L-MDR to allow townhomes but still allow a density of 3.1 units per acre.

Existing Conditions
The three subject properties are a total of approximately 83 acres and have an existing single-family home with accessory buildings on the two western parcels. The larger eastern parcel has accessory buildings located on the parcel. The site has vast amounts of wetlands and may have plants categorized as endangered species.

History
The City Council reviewed a concept plan in May 2025 that included 83 65-foot-wide single-family lots and 91 townhomes. Council consensus in May was to not support a land use change to allow townhomes as many council members wanted to see unique homes on larger lots. In October 2025, the applicant submitted a revised concept plan that they felt provided upscale single-family homes on 70-foot lots, and twin homes which target the move-down, or retiree buyer. The site plan met the comprehensive plan's minimum density requirements.

The consensus of the City Council was that they were receptive to the changes the applicant made to the plans in October 2025, but no definitive direction was given.

Plat
The preliminary plat creates 79 single-family lots and 56 twinhome lots, one common lot, and 11 outlots for ponding, wetlands, and future development. The DF zoning district does not have minimum lot sizes. The lot width of the single-family lots is 70 feet and the twinhome lots are 39 feet wide.

Lots range from 3,393 s.f to 12,687 s.f. As proposed, the lot sizes are as follows:

- Common Lot - 12.01 acres
- Oultot A - 2.24 acres
- Outlot B - .10 acres
- Outlot C - .06 acres
- Outlot D - 3.57 acres
- Outlot E - 6.68 acres
- Outlot F - .81 acres
- Outlot G - 6.03 acres
- Outlot H - 16.55 acres
- Outlot I - 2.89 acres
- Outlot J - .12 acres
- Outlot K - .15 acres

Architecture
The proposed single-family homes and twinhomes will have varying roof styles and exterior treatments. All homes constructed should be consistent in architecture, materials and style with the drawings/elevations submitted for Conditional Use Permit (CUP) approval. Use of premium materials such as stone accents on all front elevations and LP smart siding on all elevations for the single-family homes. Each twinhome will have stone and LP siding fronts and LP siding on sides and rears.

Setbacks
The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:
Single Family-70 foot lots

- Front yard setback - 25 feet
- Side yard setback - 10 feet (house and garage)
- Corner side yard setback - 20 feet
- Rear yard setback - 30 feet

Twinhomes Lots

- Front yard porch setback - 18 feet to back of curb
- Front yard garage/house setback - 25 feet to back of curb
- Side yard setback (between buildings) - 20 feet
- Corner side yard setback - 20 feet
- 0 lot line for shared walls

The applicant has submitted an informational concept plan that includes 86–80 foot wide lots. This concept does not meet the LDR density requirement of 2.5 units per acre. The applicant has stated they would need approximately 102- 80 foot wide lots to meet the 2.5 units per acre requirement.

Parking
In addition to the two garage stalls per unit and two driveway stalls for the twinhomes, there shall be one parking space for each three units for guest parking. The site plan has 27 guest parking stalls shown. The parking provided meets the zoning ordinance requirement.

Landscaping
The landscape plan proposes one front yard tree, one rear yard tree and additional trees on corner lots in the single-family home area. The twinhomes will provide one overstory, one conifer, and one ornamental tree per unit. Additional trees will be planted adjacent to 125th Avenue. The proposed landscape plan meets requirements.

The city forester has reviewed the landscape plan and is requiring the substitution of 21 Northwood Red Maple and 19 Red Oak for different species, either Ginkgo, London Planetree, Horse Chestnut, Musclewood.

Tree Preservation
Approximately 31.65 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 254 trees would be required for tree replacement purposes.

The developer has proposed a total of 400 trees to be planted within this development. The tree preservation replacement requirement has been met. A total of 8.15 acres of trees are proposed to be saved on the site.

Park Dedication
Park dedication will be required for the 135 new residential lots being constructed at the rate of $5,800 per unit (2026 rate) for a total park dedication fee of $783,000 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Engineering Analysis

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) and city approved grading, drainage, erosion protection and sediment control plans prepared by the developer's engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

The grading plan shall provide greater detail on protecting existing trees and additional information on the adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2026 rate for Sanitary Sewer District 7 is $8,883.00 per upland acre and will be applied to the acreage platted.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Utilities will be extended to the edge of the plat for future connection to adjacent parcels.

The developer shall provide an exhibit that denotes the public versus private areas of the storm drainage system. Outlots that will remain private shall also be included in the exhibit.

Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water source for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in the easement.

The developer will need to submit the project to RCWD. Review, approval and permits are required

prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the homeowners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails
The development is proposing to gain/provide access from a connection to Zest Street NE.

The developer will be required to grant right of entry to the City of Blaine so that a second monitoring well can be constructed within the existing easement area along 125th Avenue.

The developer shall provide a construction cost estimate that includes costs for the construction of the section of Lakes Parkway that is within the property limits. These additional escrow funds will be required to be provided to the City to allow for completion of this roadway when necessary.

All local roads shall be constructed to 29-feet back-to-back of width and will extend to the edge of the plat for future connection with adjacent parcels.

Six-foot concrete sidewalks are required to be constructed on one side of all local streets. Location to be determined in the plan review process.

The trail along the south side of 125th Avenue shall be maintained and/or modified as per the approved construction drawings.

As part of the street design, the development will be required to provide streetlights installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

Easements/Right-of-way/Permits
The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

All local public streets require dedication of 60-feet of right-of-way.

The developer is to provide access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10-feet wide and allow for vehicular access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure

access.

Conditional Use Permit
A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards

Section 101-4 Criteria for granting conditional use permits:
The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
    - The proposed residential subdivision is consistent with the land use on adjacent properties and proposes a density of 3.1 units per acre, which is consistent with LDR density requirements of 2.5–6 units per acre, and will not create excessive burden on public facilities or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
    - The architectural standards and landscaping provided as a buffer listed in the proposed conditions will ensure the use is compatible with neighboring properties and the intent of the DF zoning district. The proposed use is compatible.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - The architectural standards listed in the proposed conditions will ensure the use is compatible with neighboring properties and the intent of the DF zoning district.
4. The use, in the opinion of the city council, shall be reasonably related to the overall needs of the city and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
    - The use is consistent with the purpose of the district to allow for flexible residential development. The DF zoning district is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses.

6. The use shall not be in conflict with the comprehensive plan of the city.
    - The use is consistent with the L-MDR land use. The development has single-family homes and twin homes and the density calculates to about 3.1 units per acre and is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazard or congestion.
    - The proposed development will not result in any additional traffic hazards or additional congestion to the area.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.

- The proposed development, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed development.

Attachment List:
Zoning and Location Map
Preliminary Plat
Grading Plan
Landscape Plan
Tree Preservation Plan
House Elevations
Ghost Plat
Existing and Proposed Zoning
Existing and Proposed Land Use
Narrative
Neighborhood Meeting Summary
80-foot Lot Informational Plan
Density Calculation Sheet -80 foot Concept Plan
Unapproved Planning Commission Minutes 2/10/26

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. The meeting minutes are attached for reference to the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held on February 5, 2026. A summary of the meeting is attached. Comments included questions related to site access and when Lakes Parkway extension will be constructed.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved 021026 PC Minutes

City of Blaine

Signature Copy
Resolution: RES 26-44

Resolution Granting a Conditional Use Permit to Allow Construction of 79 Single Family Homes and 56 Twin Homes in a Development Flex (DF) Zoning District at 3700 and 3900 125th Avenue NE. Pulte Group (Ravenwood) (Case File No. 25-0056/SLK)

WHEREAS, an application has been filed by KEMPF JEFFREY & SUSAN and MCKINLEY TRUSTEE, DOROTHY M as Conditional Use Permit Case File No. 25-0056 for Ravenwood; and

WHEREAS, said case involves the property described as follows:

The North 2000 feet of the West 1170 feet of Northeast Quarter (NE1/4) of Section Eleven (11), Township Thirty-one (31), North of Range Twenty-Three (23) West of the Fourth Principal Meridian EXCEPT the South 310.00 feet of the North 1130.00 feet of the West 702.58 feet thereof.

Also EXCEPTING Parcel 50, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.

AND

The South 310.00 feet of the North 1130.00 feet of the West 702.58 feet of Northeast Quarter of Section 11, Township 31, North of Range 23 West of the Fourth Principal Meridian.
(Torrens Property)

AND

That part of the East Half of the Northwest Quarter of Section 11, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at the North One-Quarter corner of Section 11, Township 31, Range 23; thence West along the North line of Section 11, a distance of 490 feet; thence South and parallel to the East line of the Northwest Quarter of Section 11, to the South line of the said Northwest Quarter of Section 11; thence East along the south line of the said Northwest Quarter to the Southeast Corner thereof; thence North along the East line of said Northwest Quarter to the point of commencement, Anoka County, Minnesota.

EXCEPT Parcel 49, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.
(Abstract Property)

WHEREAS, the Blaine Planning Commission held a public hearing on February 10, 2026, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on March 16, 2026; and

WHEREAS, the criteria identified in Section 101-4 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 101-4 and Chapter 109 ARTICLE XIII of the zoning ordinance to allow to allow construction of 79 single family homes and 56 twin homes in a Development Flex (DF) zoning district with the following conditions:

Single Family 70 foot Lots — DF Development Standards

Permitted Uses:

1. Single-family detached dwellings
2. Group family daycare

Accessory Uses:

1. Private attached garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools meeting the requirements of Blaine Municipal Code Chapter 18 Article III.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses:

1. Home occupations listed as Conditional Uses in Section 129-10

Standards:

1. Setbacks
    - Front yard setback - 25 feet
    - Side yard setback - 10 feet (house and garage)
    - Corner side yard setback - 20 feet
    - Rear yard setback - 30 feet
2. Maximum building height - 2 1/2 stories or 35 feet.
3. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet.
4. The minimum finished floor area above grade for all homes shall be 1,700 square feet above ground for a single-level home and 2,600 square feet above ground for a two-story home.
5. All homes shall have a minimum depth and width of 24 feet.
6. All single-family homes will have varying roof styles and exterior treatments. Use of premium materials such as LP siding, stone, brick, etc., to be used on all front elevations. LP siding or equivalent is required on all elevations. All homes to incorporate multiple gables or varied rooflines and articulation of the front façade.
7. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.

8. Driveways shall not be constructed closer than three feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.
9. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.
10. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. All corner lots require one additional tree.
11. The developer to require the homeowners association to maintain all common areas.
12. All development entrance signage by separate permit.
13. 43 trees shall be planted adjacent to 125th Avenue.

Twinhome Lots

Permitted Uses:

1. Twinhome attached dwellings
2. Group family daycare

Accessory Uses:

1. Private attached garages — No detached accessory structures.
2. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses:

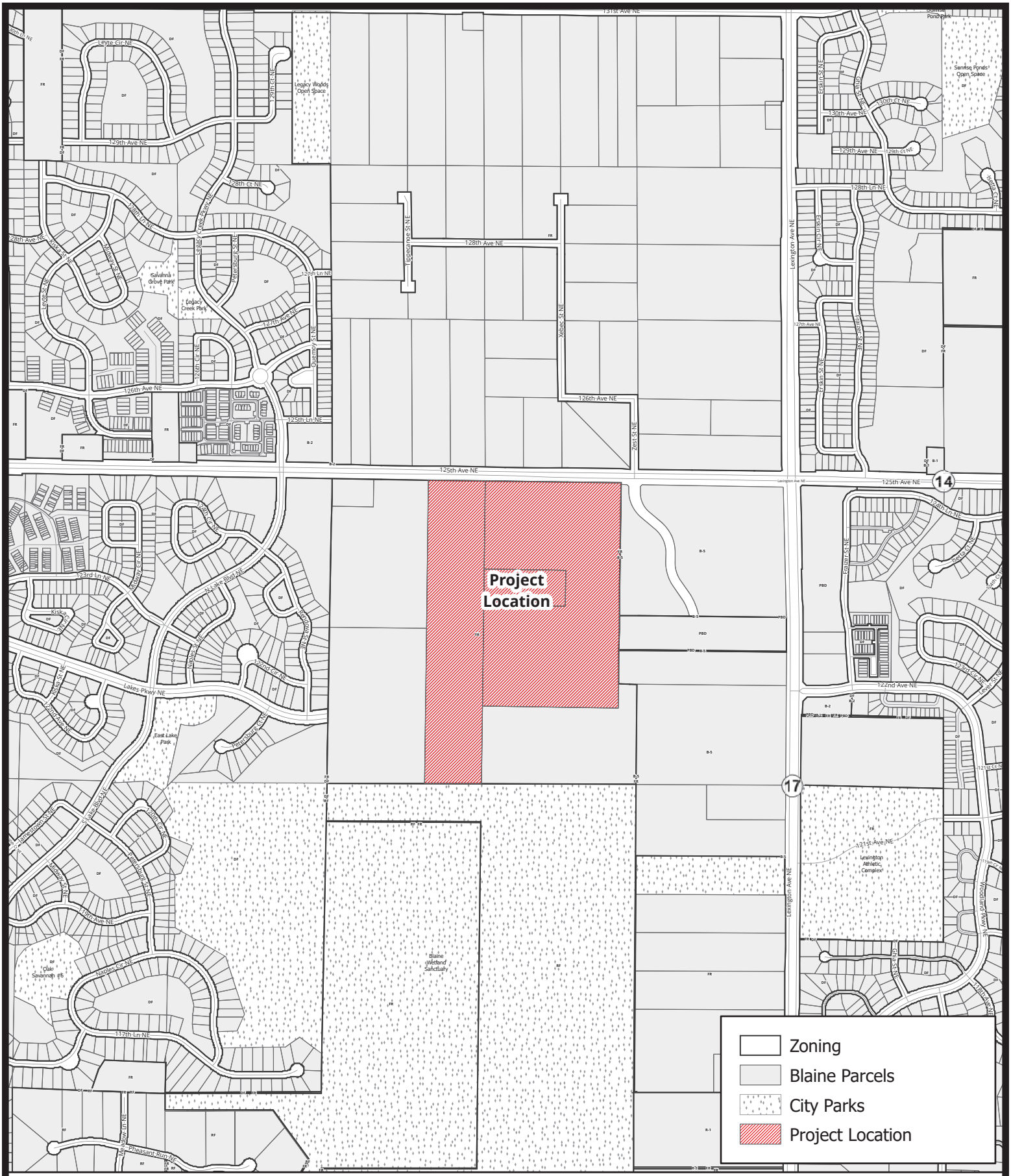
1. Home occupations listed as Conditional Uses in Section 129-10

Standards:

1. Setbacks
    - Front yard porch setback - 18 feet to back of curb
    - Front yard garage/house setback - 25 feet to back of curb
    - Side yard setback (between buildings) - 20 feet
    - Corner side yard setback - 20 feet
2. Maximum building height - 2 1/2 stories or 35 feet.
3. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings are not permitted.
4. The minimum finished floor area above grade for all homes shall be 1,700 square feet above ground.
5. Use of premium materials such as LP siding with stone accents is to be used on all front elevations. LP siding or equivalent is required on all elevations.

6. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
7. It shall be required that all yards of the twinhomes be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.
8. It shall be required that all rear yards provide a minimum of 20-ft from the rear of the structure to any platted stormwater feature.
9. The twinhome development is required to plant one overstory, one conifer, and one ornamental tree per unit.
10. Underground irrigation must be used for all landscaped areas.
11. The developer to require the homeowners association to maintain all common areas.
12. All development entrance signage by separate permit.
13. All site plan and unit plans require approval from the Planning Department prior to any work being performed onsite.
14. In addition to the two garage stalls per unit and driveway parking, there shall be one parking space for each three units for guest parking.

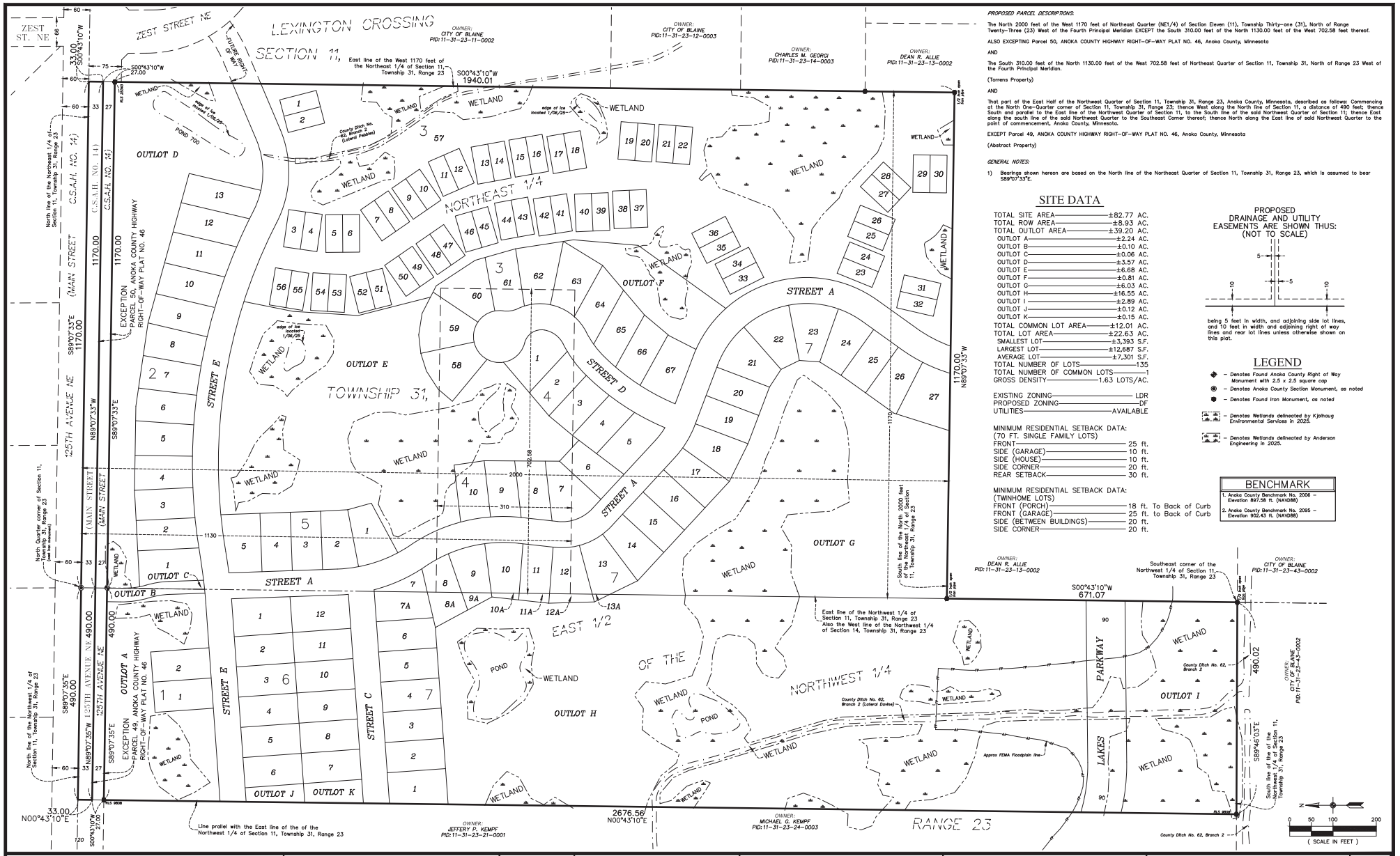
PASSED by the City Council of the City of Blaine this 6th day of April, 2026.



Case File No. 25-0056
Ravenwood

BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



PROPOSED PARCEL DESCRIPTIONS:

The North 2000 feet of the West 1170 feet of Northeast Quarter (NE1/4) of Section Eleven (11), Township Thirty-one (31), North of Range Twenty-Three (23) West of the Fourth Principal Meridian EXCEPT the South 310.00 feet of the North 1130.00 feet of the West 702.58 feet thereof.

ALSO EXCEPTING Parcel 50, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota

AND

The South 310.00 feet of the North 1130.00 feet of the West 702.58 feet of Northeast Quarter of Section 11, Township 31, North of Range 23 West of the Fourth Principal Meridian.

(Torrens Property)

AND

That part of the East Half of the Northwest Quarter of Section 11, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at the North One-Quarter corner of Section 11, Township 31, Range 23; thence West along the North line of Section 11, a distance of 490 feet; thence South and parallel to the East line of the Northwest Quarter of Section 11, to the South line of the said Northwest Quarter of Section 11; thence East along the south line of the said Northwest Quarter to the Southeast Corner thereof; thence North along the East line of said Northwest Quarter to the point of commencement, Anoka County, Minnesota.

EXCEPT Parcel 49, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota

(Abstract Property)

GENERAL NOTES:

1) Bearings shown hereon are based on the North line of the Northeast Quarter of Section 11, Township 31, Range 23, which is assumed to bear S89°07'33"E.

SITE DATA

TOTAL SITE AREA	±82.77 AC.
TOTAL ROW AREA	±8.93 AC.
TOTAL OUTLOT AREA	±39.20 AC.
OUTLOT A	±2.24 AC.
OUTLOT B	±0.10 AC.
OUTLOT C	±0.06 AC.
OUTLOT D	±3.57 AC.
OUTLOT E	±6.68 AC.
OUTLOT F	±0.81 AC.
OUTLOT G	±6.03 AC.
OUTLOT H	±16.55 AC.
OUTLOT I	±2.89 AC.
OUTLOT J	±0.12 AC.
OUTLOT K	±0.15 AC.
TOTAL COMMON LOT AREA	±12.01 AC.
TOTAL LOT AREA	±22.63 AC.
SMALLEST LOT	±3,393 S.F.
LARGEST LOT	±12,687 S.F.
AVERAGE LOT	±7,301 S.F.
TOTAL NUMBER OF LOTS	135
TOTAL NUMBER OF COMMON LOTS	1
GROSS DENSITY	1.63 LOTS/AC.
EXISTING ZONING	LDR
PROPOSED ZONING	DF
UTILITIES	AVAILABLE

MINIMUM RESIDENTIAL SETBACK DATA:
(70 FT. SINGLE FAMILY LOTS)

FRONT	25 ft.
SIDE (GARAGE)	10 ft.
SIDE (HOUSE)	10 ft.
SIDE CORNER	20 ft.
REAR SETBACK	30 ft.

MINIMUM RESIDENTIAL SETBACK DATA:
(TWINHOME LOTS)

FRONT (PORCH)	18 ft. To Back of Curb
FRONT (GARAGE)	25 ft. to Back of Curb
SIDE (BETWEEN BUILDINGS)	20 ft.
SIDE CORNER	20 ft.

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

being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

LEGEND

- ◆ – Denotes Found Anoka County Right of Way Monument with 2.5 x 2.5 square cap
- ◉ – Denotes Anoka County Section Monument, as noted
- ● – Denotes Found Iron Monument, as noted
- – Denotes Wetlands delineated by Kjolhaug Environmental Services in 2025.
- – Denotes Wetlands delineated by Anderson Engineering in 2025.

BENCHMARK

1. Anoka County Benchmark No. 2006 – Elevation 897.58 ft. (NAVD88)
2. Anoka County Benchmark No. 2095 – Elevation 902.43 ft. (NAVD88)

(SCALE IN FEET)

CARLSON ENGINEERING — ENGINEERING · SURVEYING · PLANNING
3800 RENAISSANCE BLVD SUITE 100, BLAINE, MN 55449
TEL 763.489.1990 FAX 763.489.1996
CARLSON-MINNESOTA.COM

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 12/05/25 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 12/05/25
FILE NO: 2858

Revisions:
1. 12/12/25 add Maintenance Access / City Comments

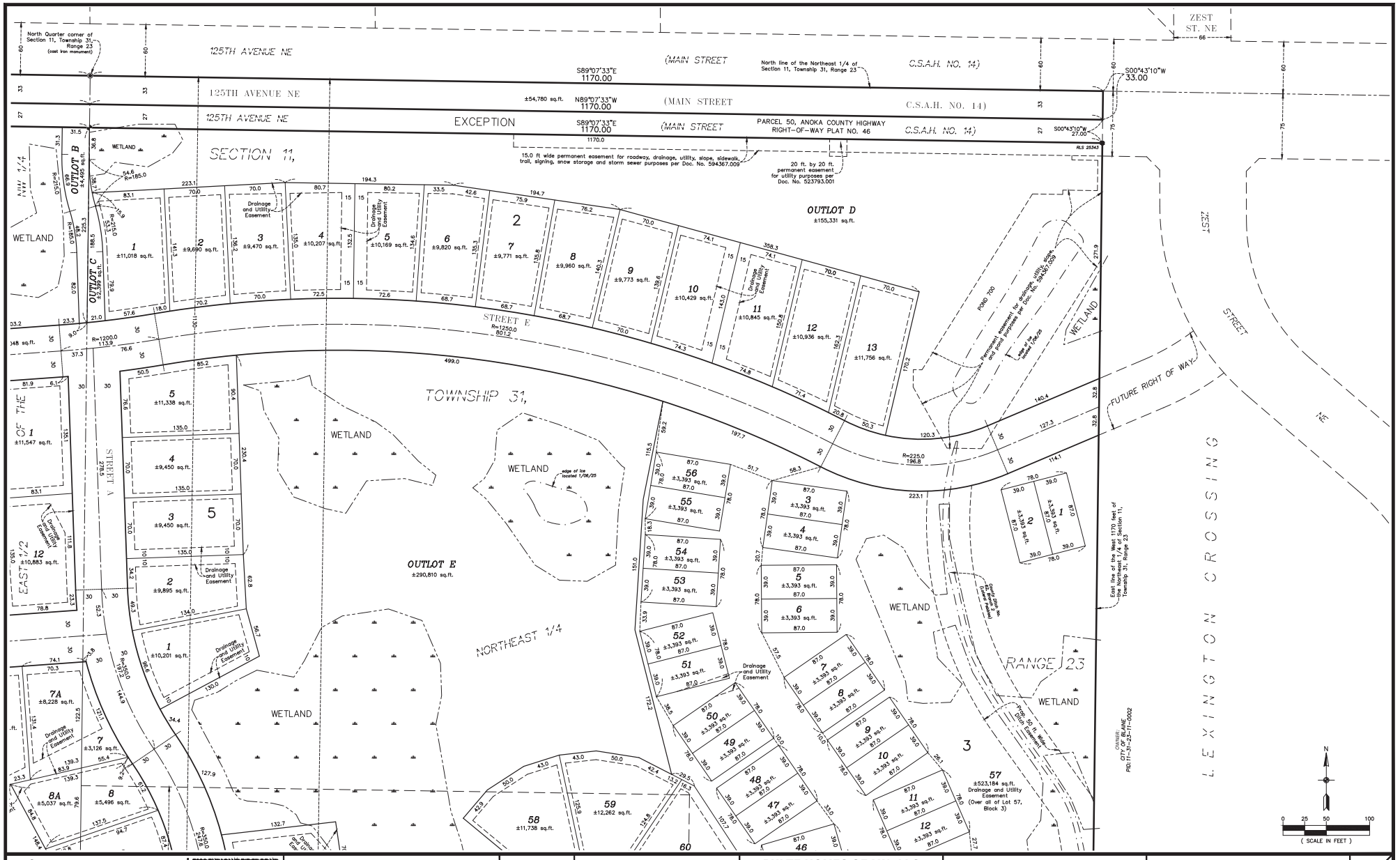
PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY PLAT INDEX

3 of 20

Save Date: 12/05/25 P:\2025\11181 - 11200\11196 - Ravenwood Parcels Blaine\civil 3d\survey\pre-plat\11196_preplat index.dwg



CARLSON ENGINEERING — ENGINEERING · SURVEYING · PLANNING

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 12/05/25 License #: 40361

DRAWN BY: NJS
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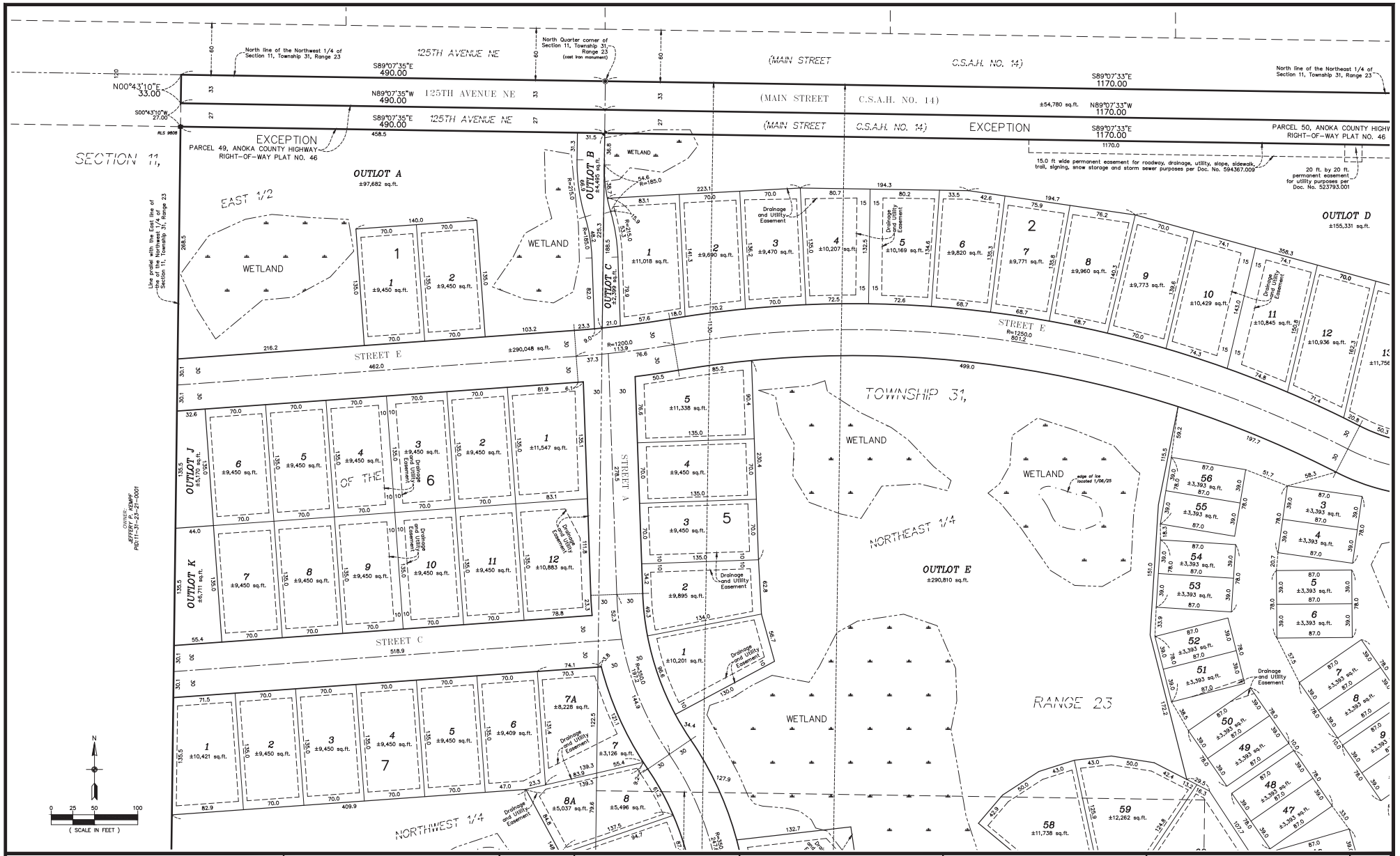
PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY PLAT

4 of 20



CARLSON ENGINEERING — ENGINEERING · SURVEYING · PLANNING

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
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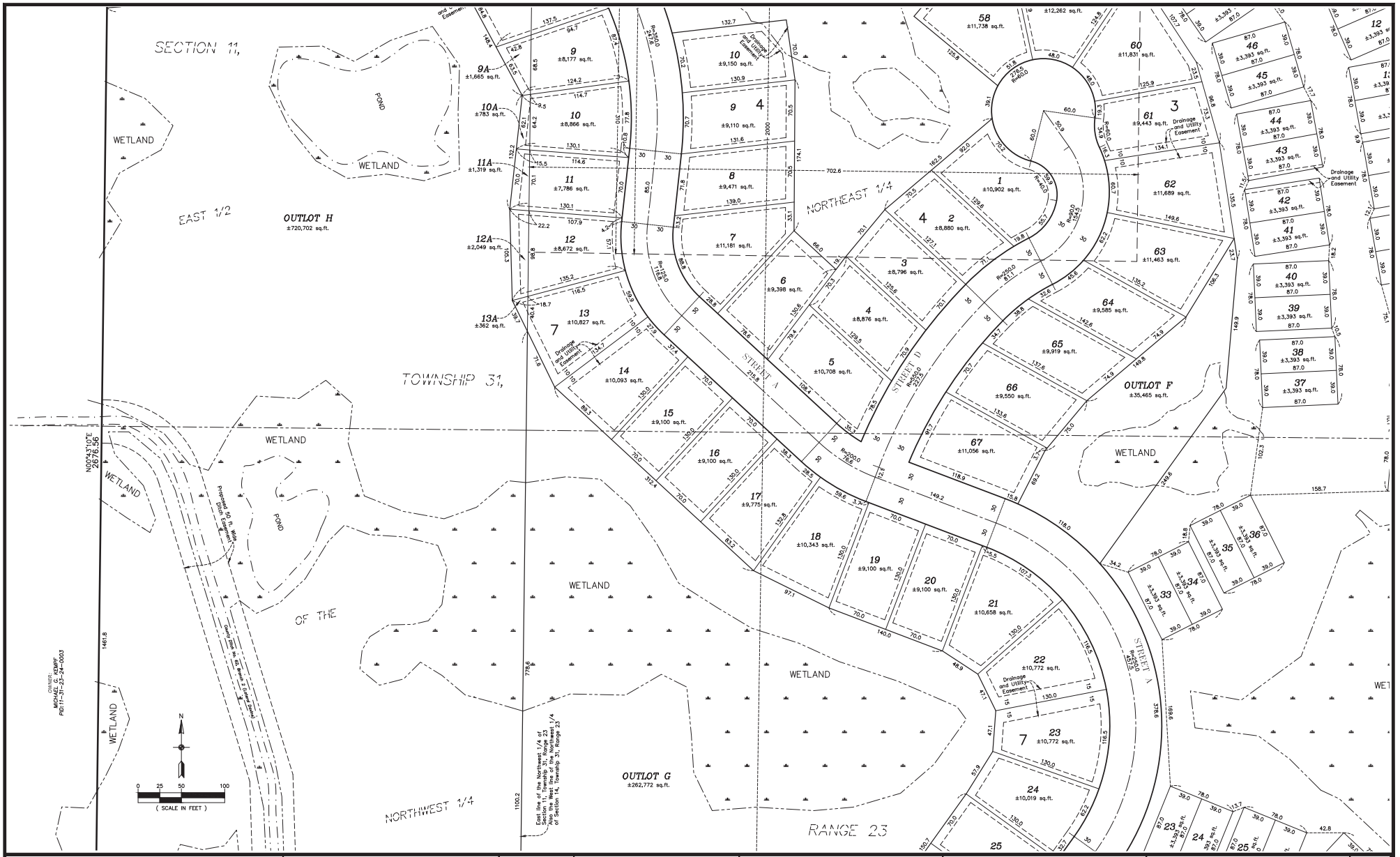
RAVENWOOD
Blaine, Minnesota

PRELIMINARY PLAT

5 of 20



CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 12/05/25 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 12/05/25
FILE NO: 2858

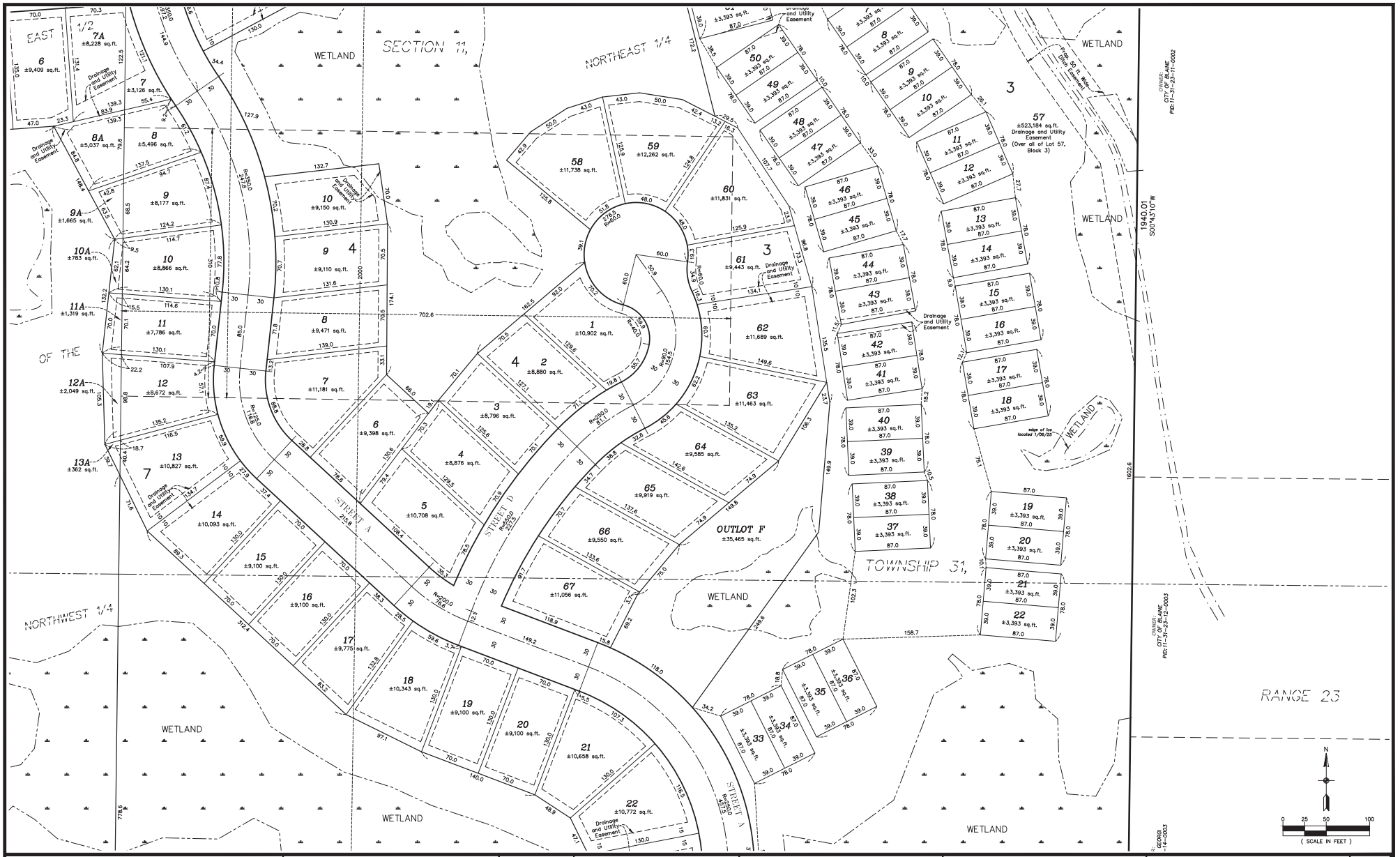
Revisions:
1. 12/12/25 add Maintenance Access / City Comments

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY PLAT

6 of 20



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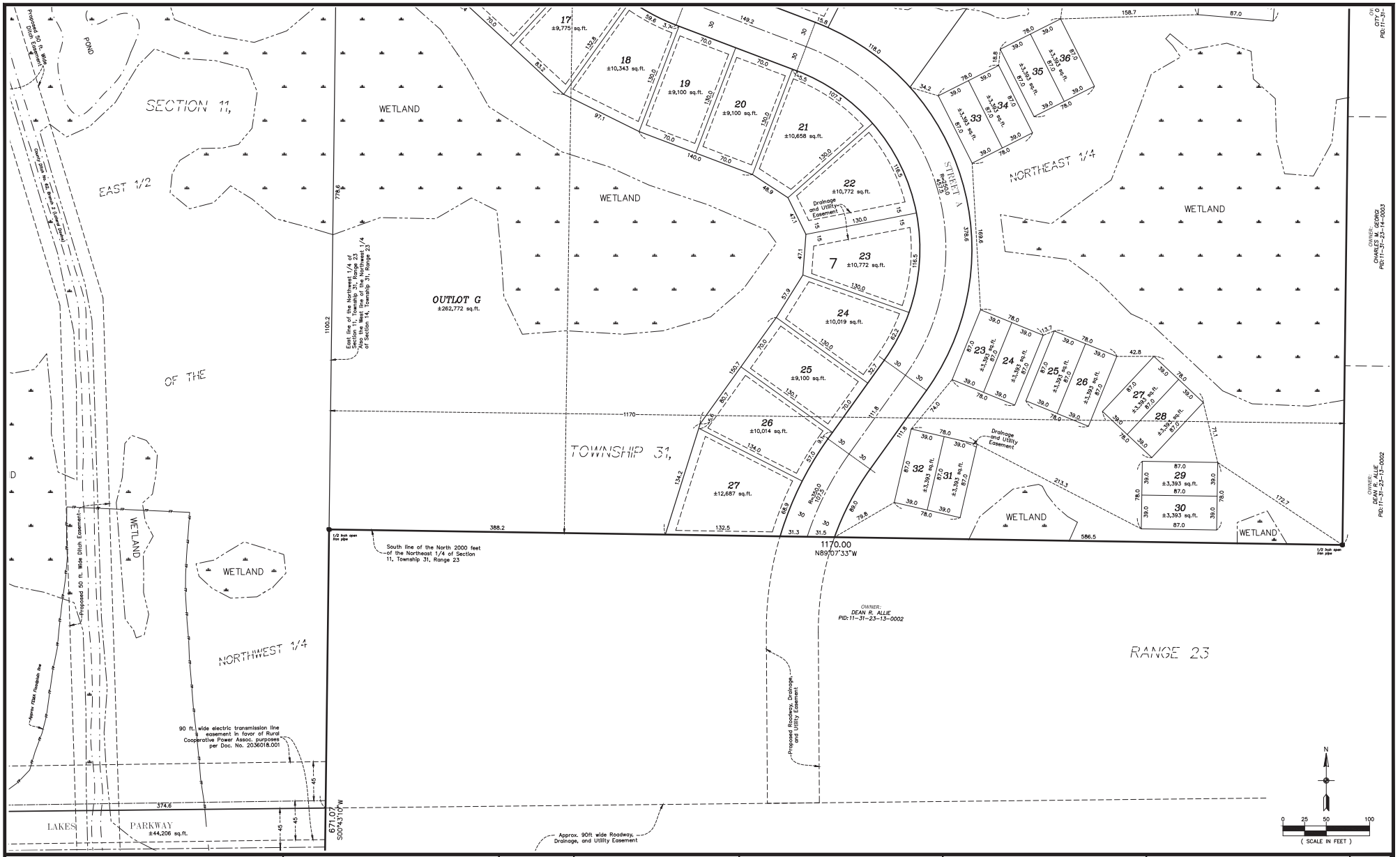

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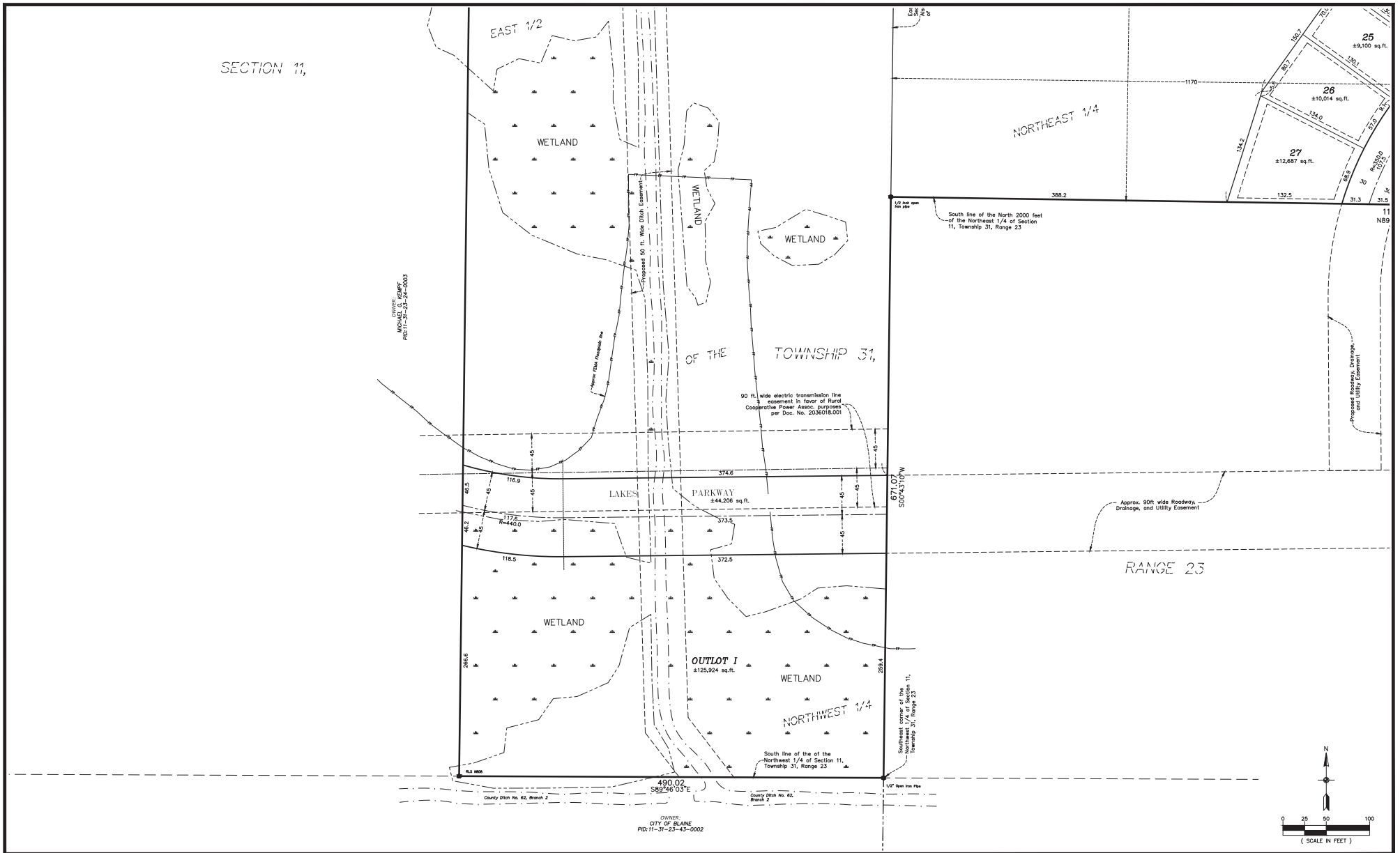

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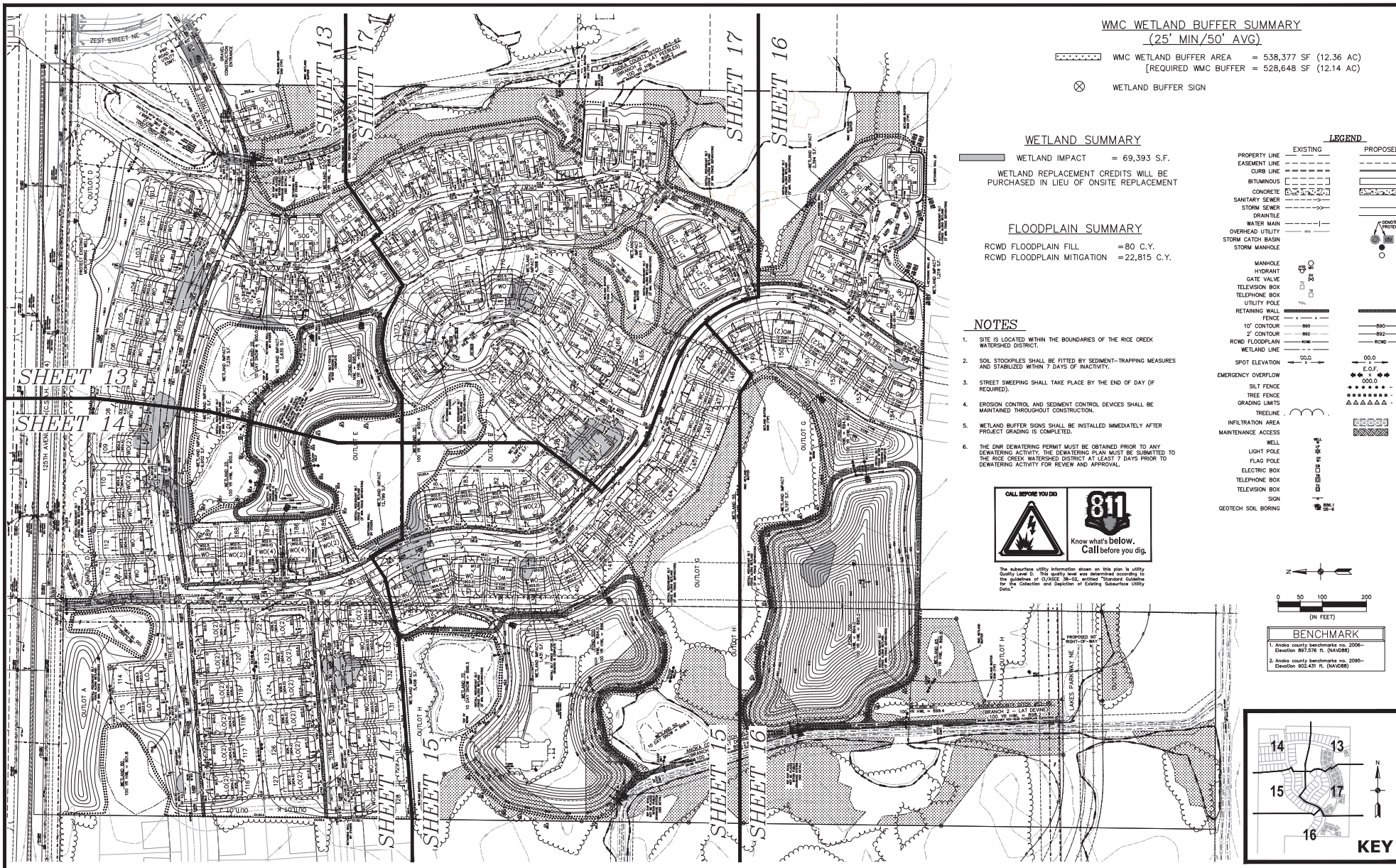

WMC WETLAND BUFFER SUMMARY
(25' MIN/50' AVG)

CARLSON ENGINEERING — ENGINEERING SURVEYING PLANNING

JOHN MAGNANT - PROFESSIONAL ENGINEER
CARLSON ENGINEERING
7601 68TH AVENUE NORTH
SUITE 105
BLAINE, MN 55428
TEL 763.489.0000
FAX 763.489.0009
CARLSON-ENGINEERING.COM

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Print Name: Brian J. Krystofiak, P.E.
Signature:
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Drawn: LOC
Designed: BJK
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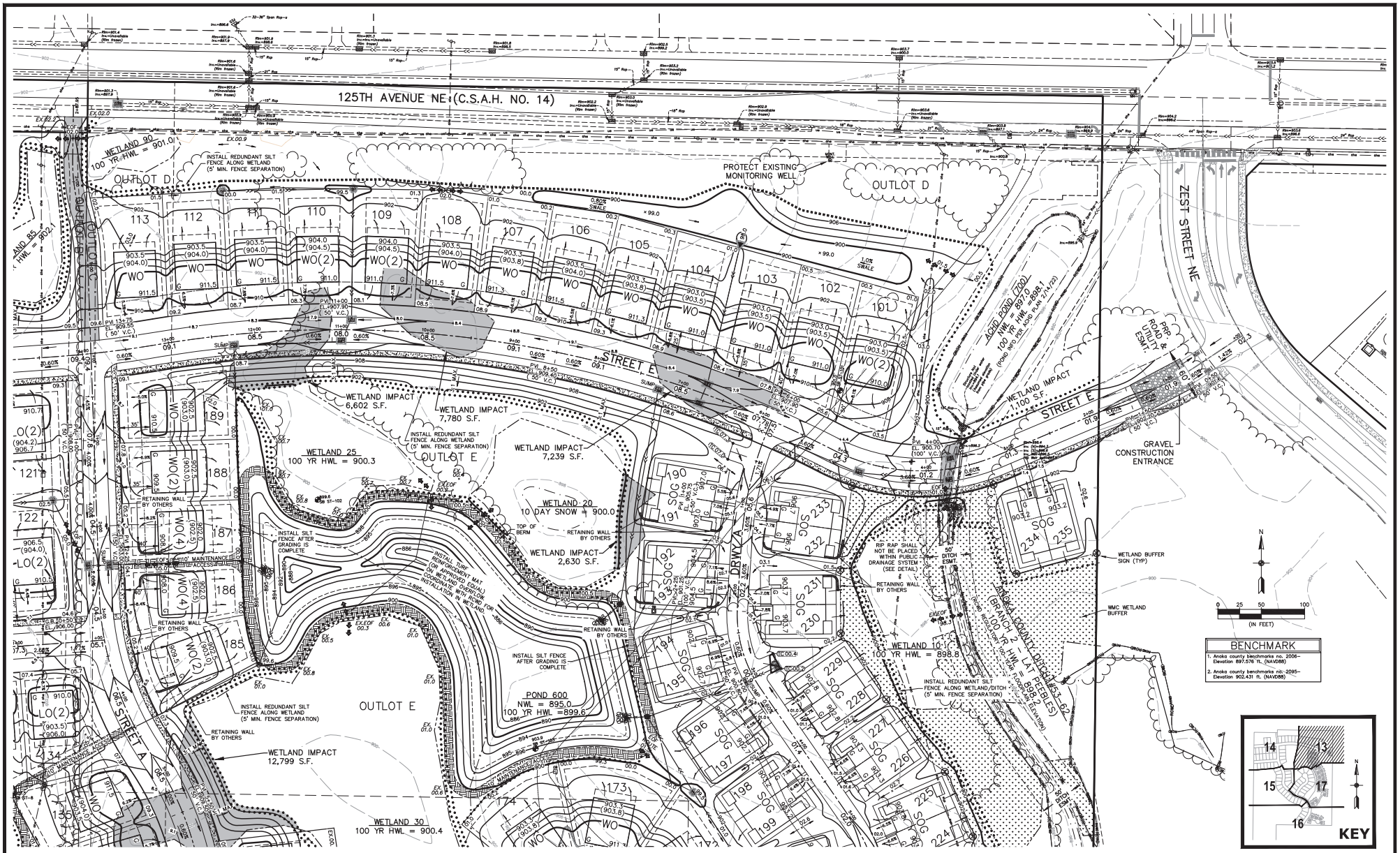
GRADING INDEX

12 of 20

#11196



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PRELIMINARY GRADING & EROSION CONTROL PLAN

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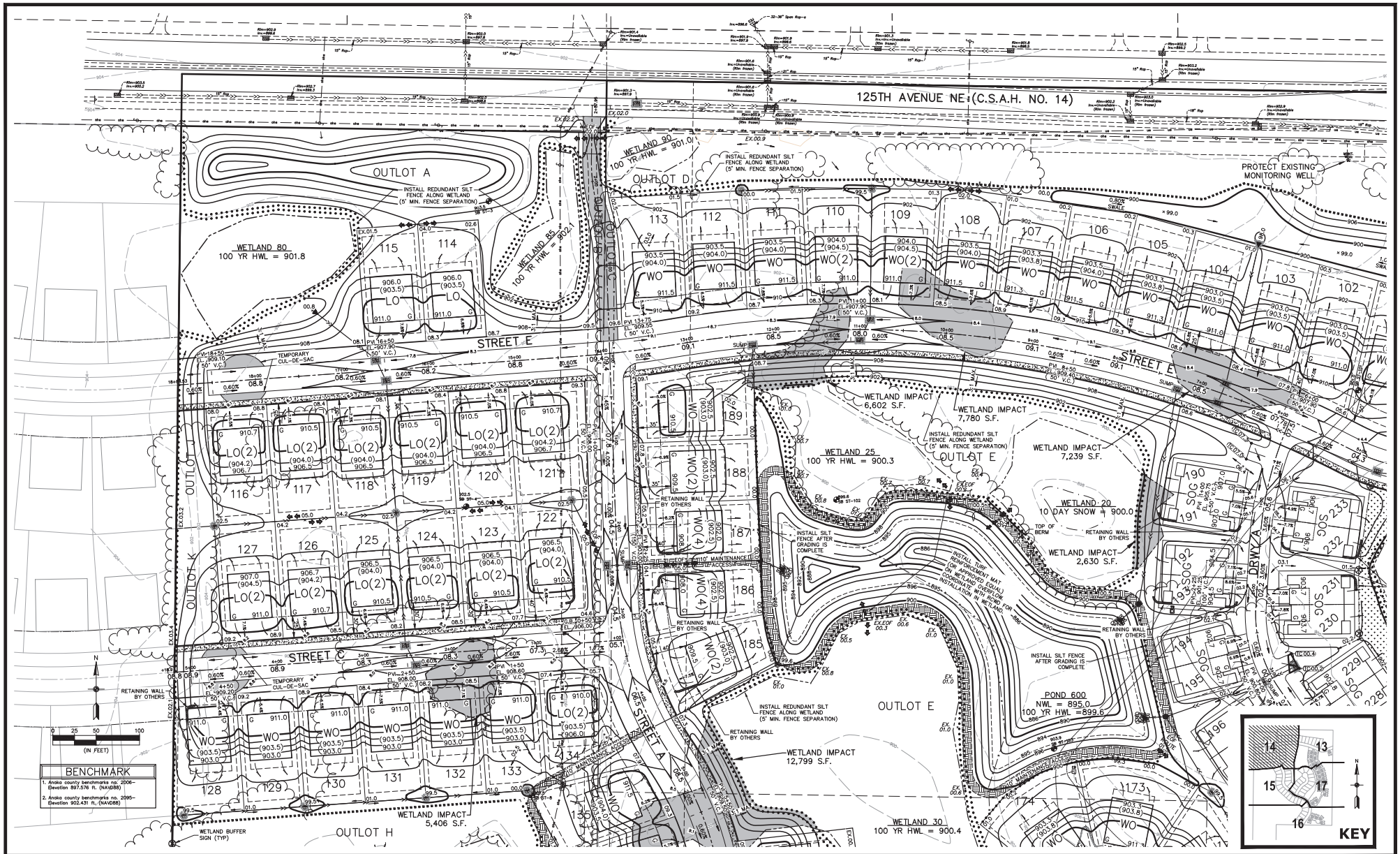
#11196



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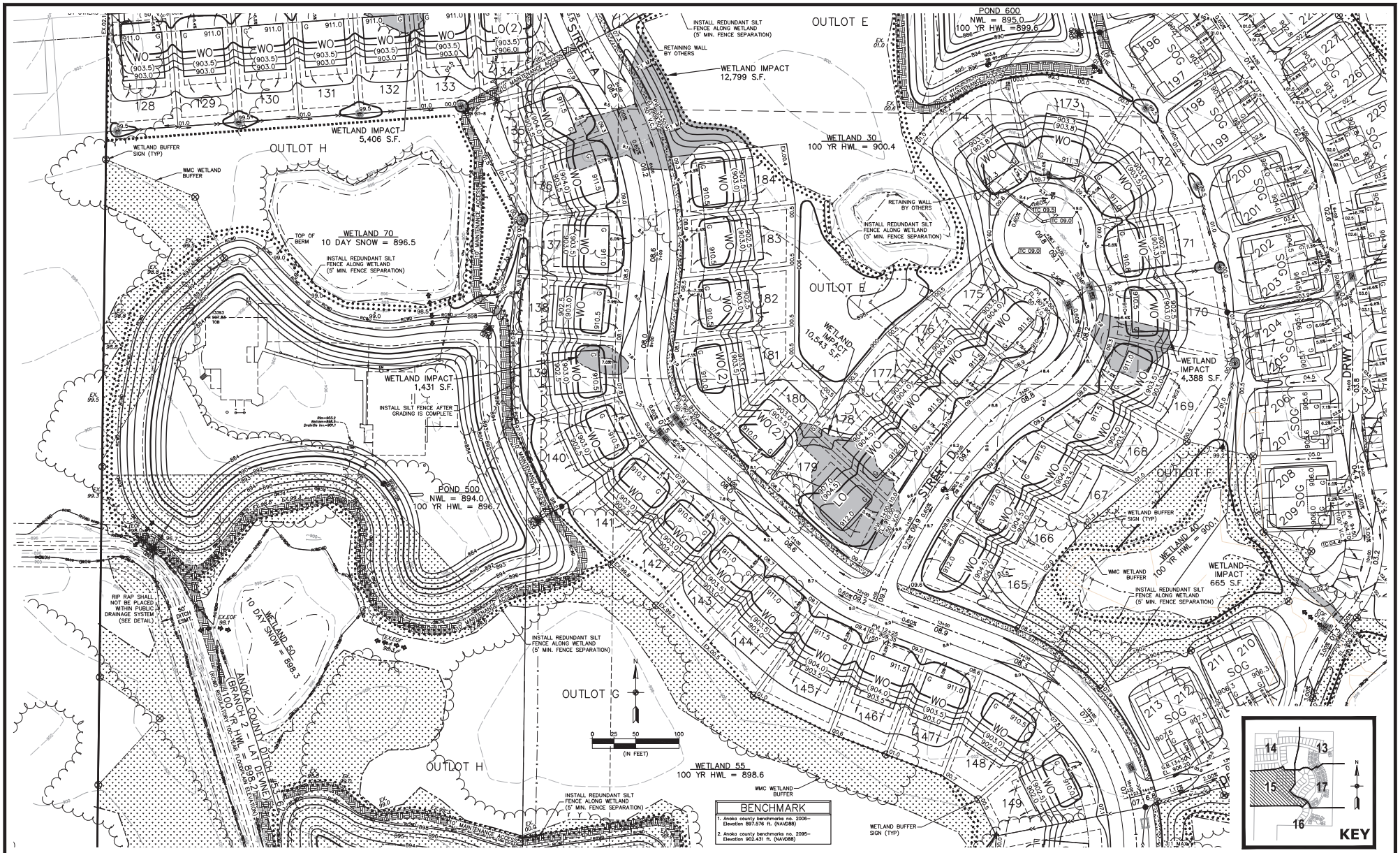

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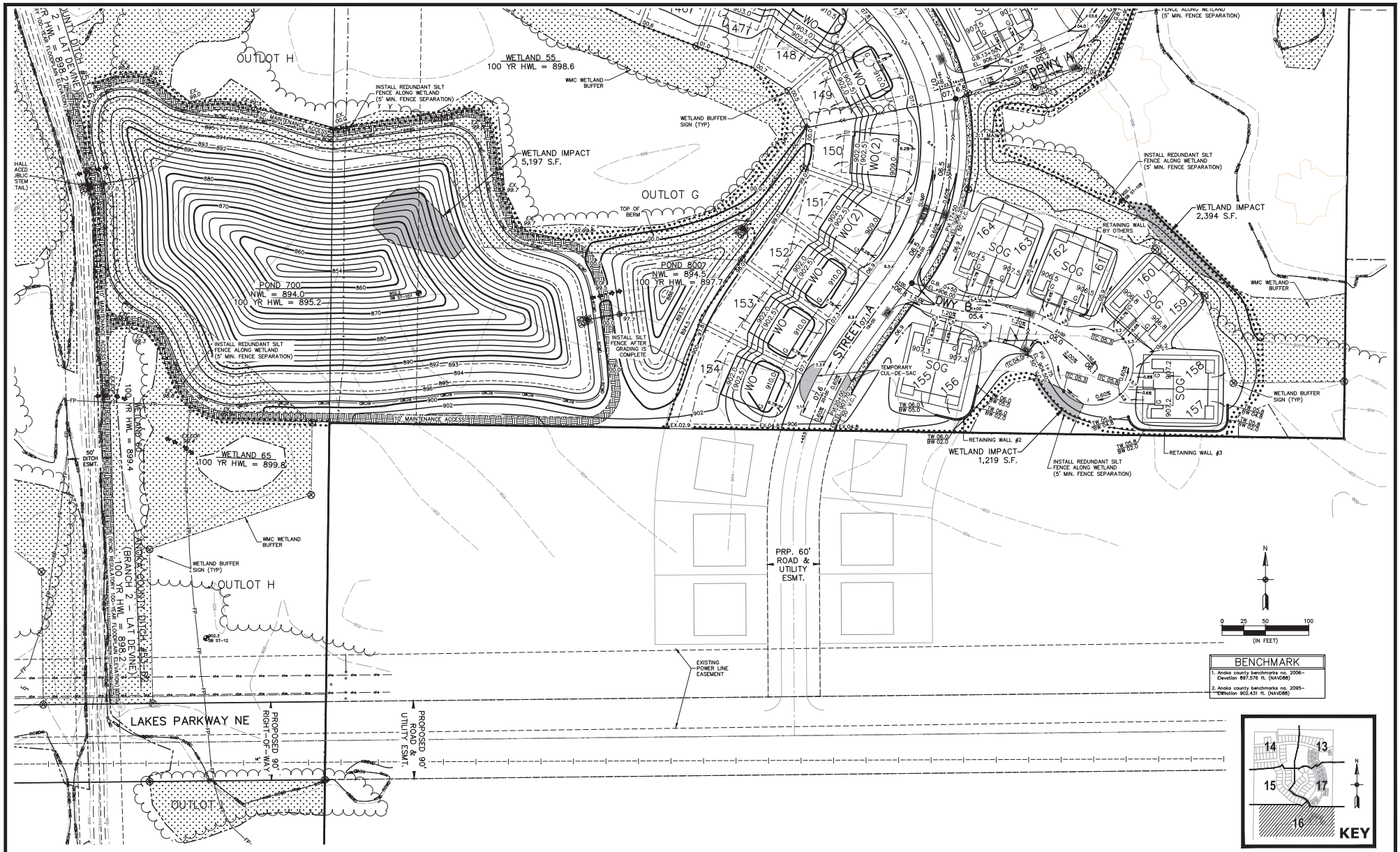

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PRELIMINARY GRADING & EROSION CONTROL PLAN

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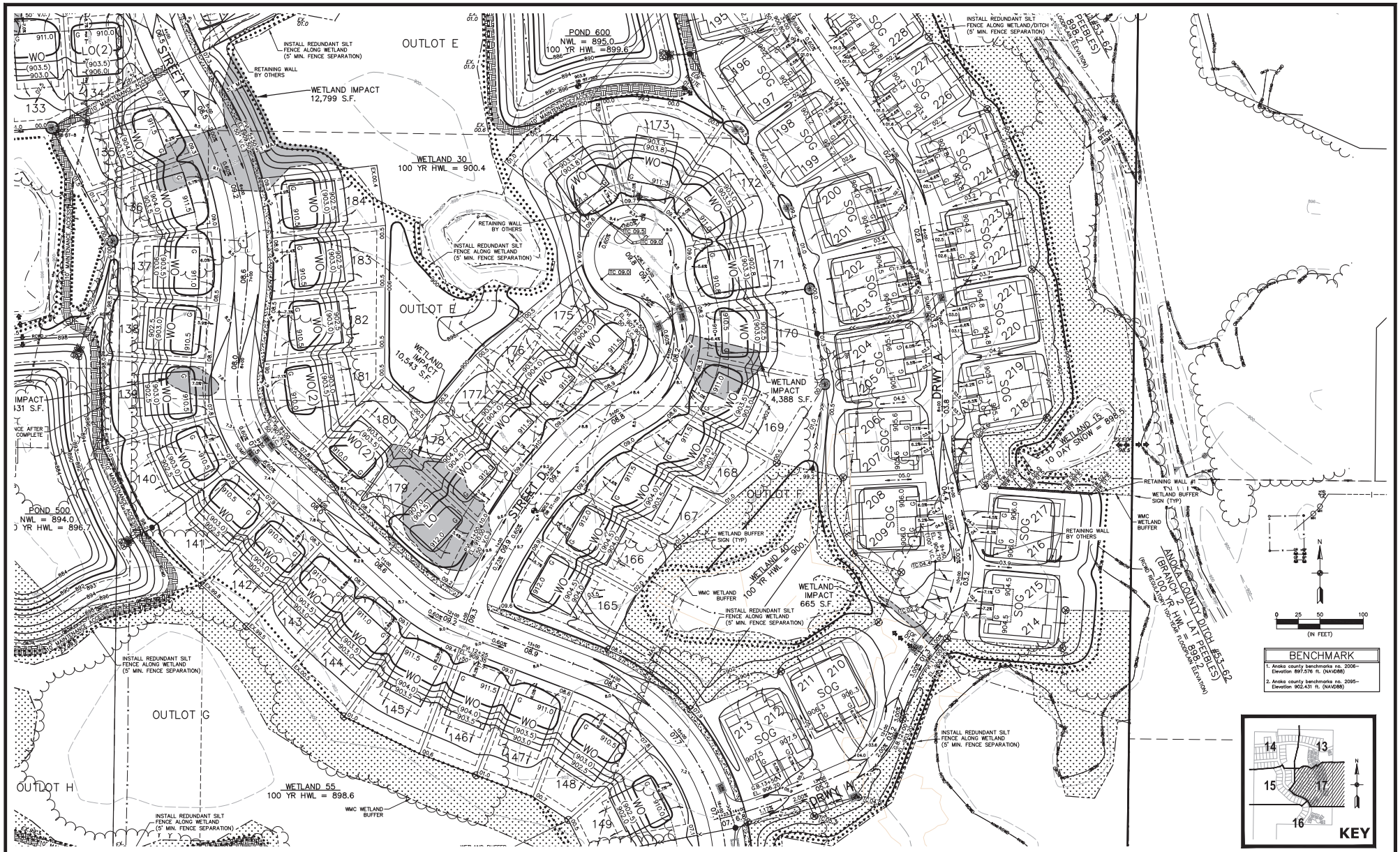

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PRELIMINARY GRADING & EROSION CONTROL PLAN

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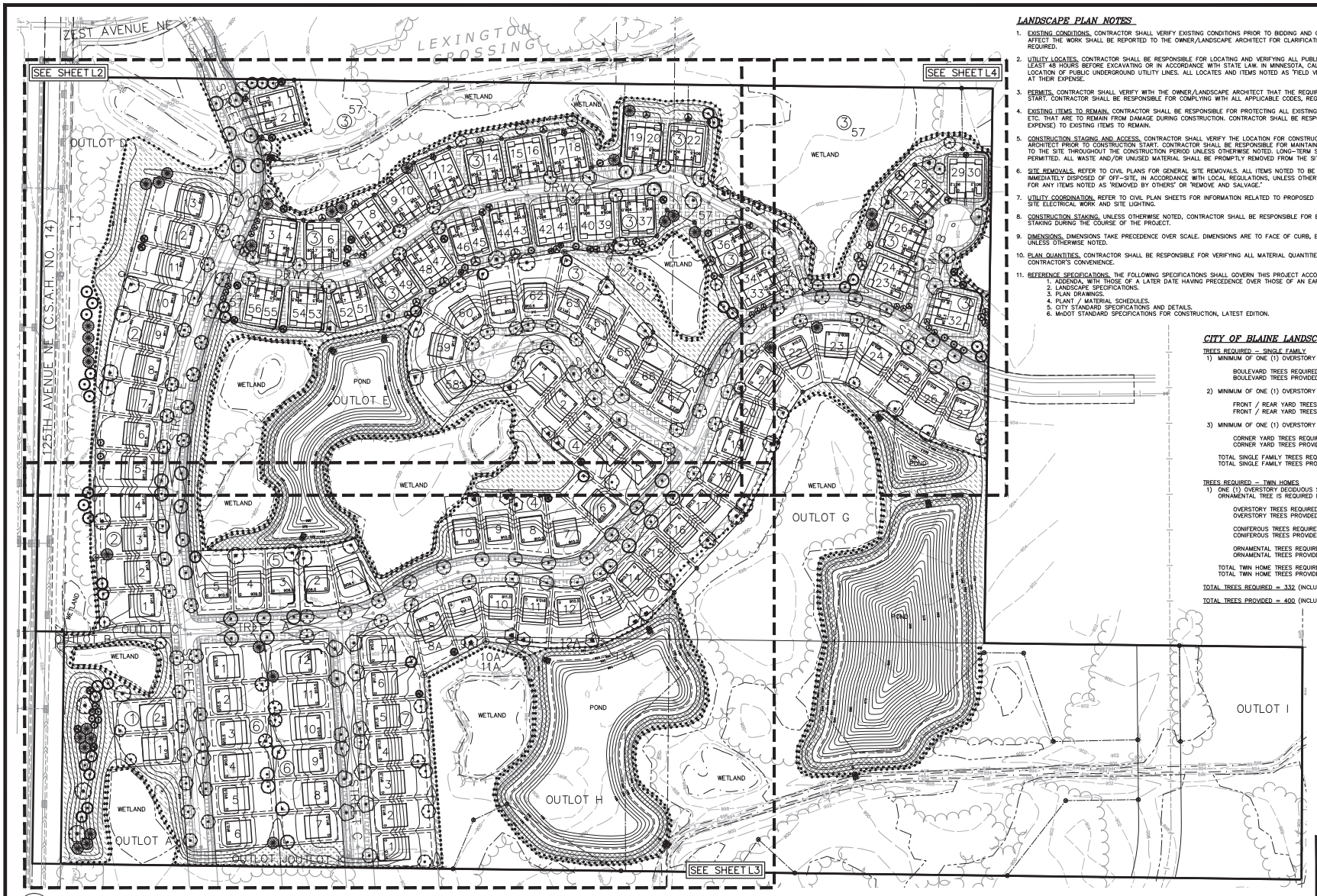

1 L1 OVERALL LANDSCAPE PLAN

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

CITY OF BLAINE LANDSCAPE REQUIREMENTS

TREES REQUIRED – SINGLE FAMILY

1) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN THE BOULEVARD PER LOT.

BOULEVARD TREES REQUIRED =	79 (79 LOTS X 1)
BOULEVARD TREES PROVIDED =	79

2) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE FRONT / REAR YARD.

FRONT / REAR YARD TREES REQUIRED =	79 (79 LOTS X 1)
FRONT / REAR YARD TREES PROVIDED =	79

3) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN CORNER LOT SIDE YARDS.

CORNER YARD TREES REQUIRED =	6 (6 CORNER LOTS X 1)
CORNER YARD TREES PROVIDED =	6
TOTAL SINGLE FAMILY TREES REQUIRED =	164
TOTAL SINGLE FAMILY TREES PROVIDED =	232

TREES REQUIRED – TWIN HOMES

1) ONE (1) OVERSTORY DECIDUOUS SHADE TREE, ONE (1) CONIFEROUS TREE, AND ONE (1) ORNAMENTAL TREE IS REQUIRED FOR EACH TWIN HOME UNIT.

OVERSTORY TREES REQUIRED =	56 (56 UNITS X 1)
OVERSTORY TREES PROVIDED =	56
CONIFEROUS TREES REQUIRED =	56 (56 UNITS X 1)
CONIFEROUS TREES PROVIDED =	56
ORNAMENTAL TREES REQUIRED =	56 (56 UNITS X 1)
ORNAMENTAL TREES PROVIDED =	56
TOTAL TWIN HOME TREES REQUIRED =	168
TOTAL TWIN HOME TREES PROVIDED =	168

TOTAL TREES REQUIRED = 332 (INCLUDES 254 REPLACEMENT TREES PER TREE PRESERVATION PLAN)

TOTAL TREES PROVIDED = 400 (INCLUDES ADDITIONAL SCREENING TREES ALONG 125TH AVENUE NE)

N

0 50 100 200
(IN FEET)

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

CARLSON ENGINEERING — LANDSCAPE ARCHITECTURE · SURVEYING · PLANNING
3800 PHEASANT RIDGE DR NE, SUITE 200, BLAINE, MN 55449, TEL 763.489.2990, FAX 763.489.2996, CARLSON-MN.COM

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Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 12/5/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/5/25

Revisions:
1.

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1 of 4

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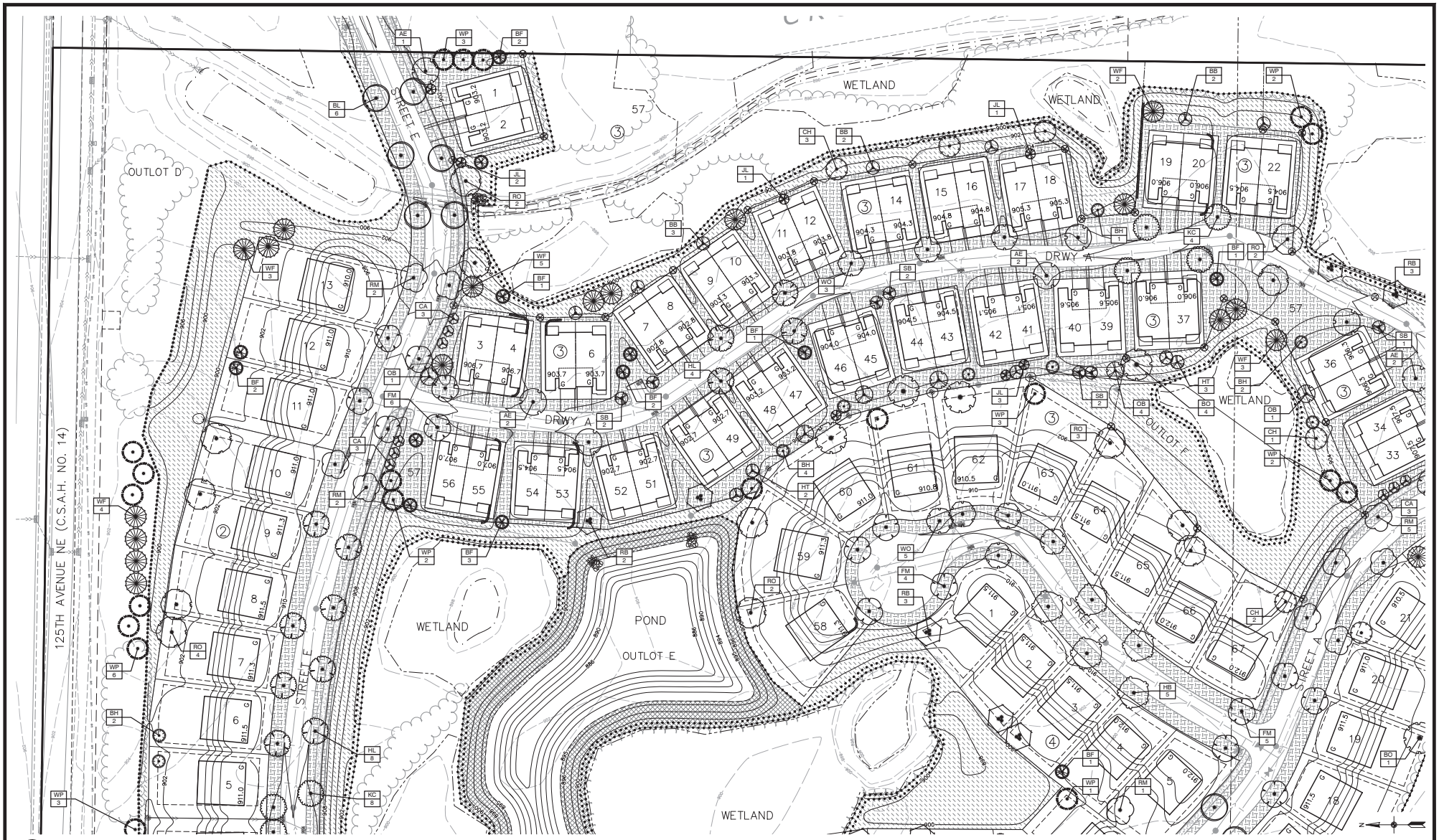

1 / L2 LANDSCAPE PLAN ENLARGEMENT - NORTHEAST

0 25 50 100 (IN FEET)

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L2 of 4

Save Date: 12/05/25 F:\jobs\11181 - 11200\11196 - kempf-mckinley parcels blaine\cad c3d\landscape\11196_landscape.dwg

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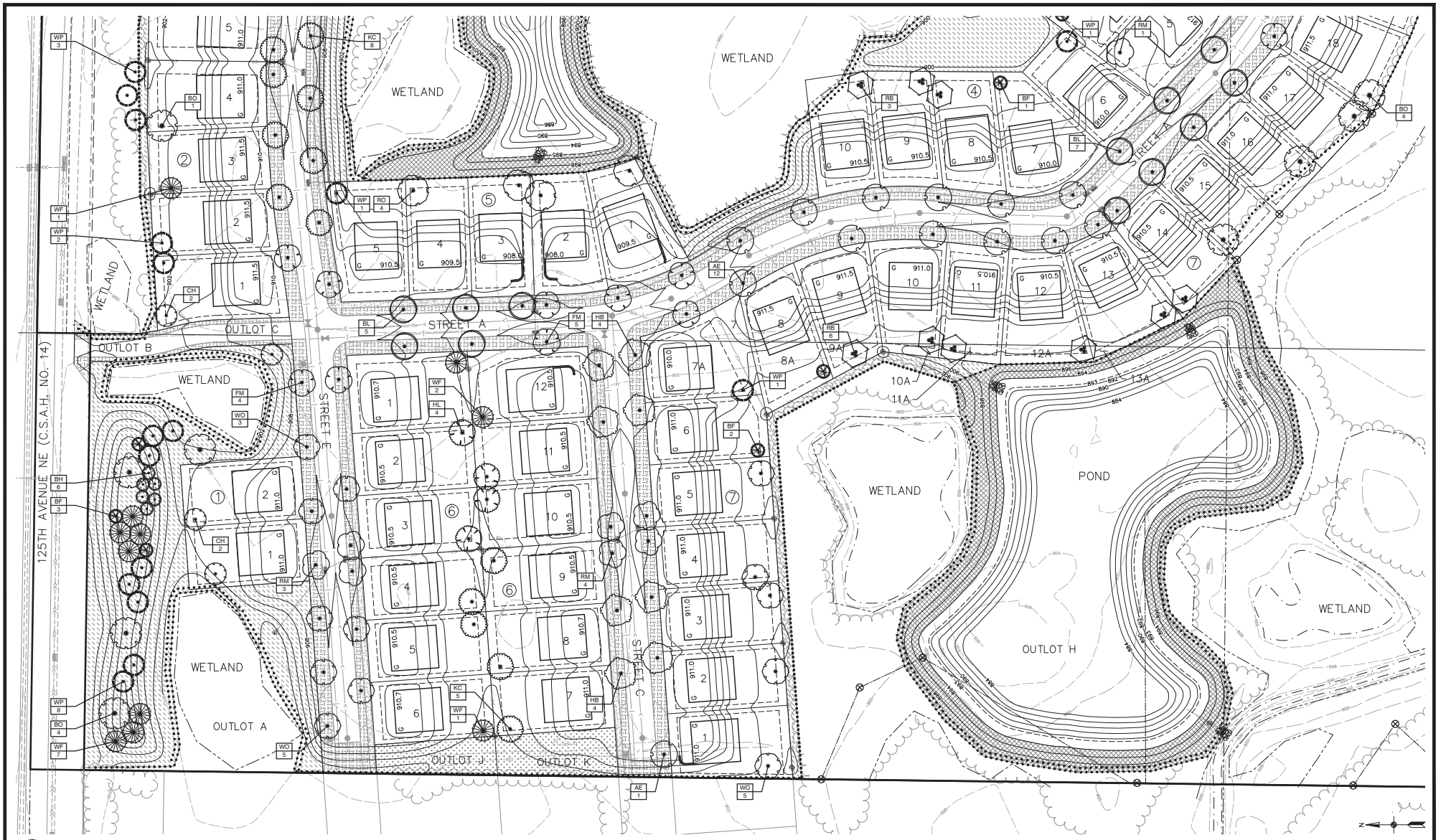

1 / L3 LANDSCAPE PLAN ENLARGEMENT – NORTHWEST

0 25 50 100 (IN FEET)

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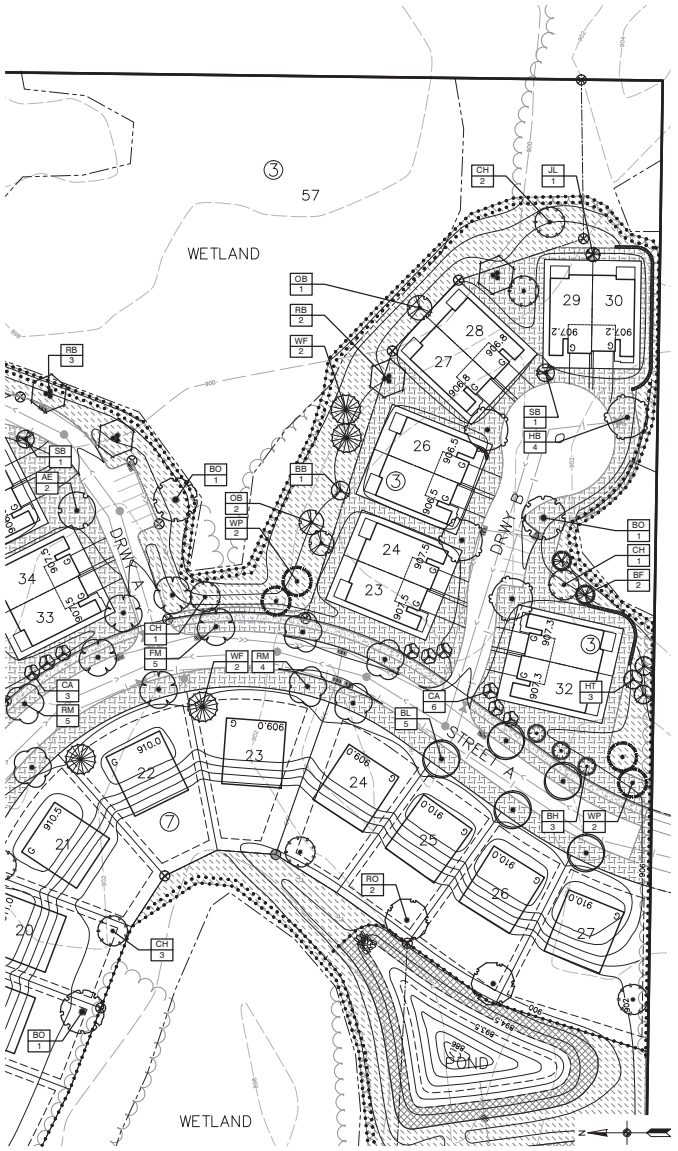

1 L4 LANDSCAPE PLAN ENLARGEMENT - SOUTH

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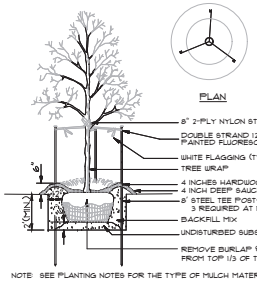


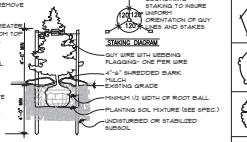
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY ½" OF THE TOP OF ROOTBALL. WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. FILLER AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1½" WIDE STRAP (TYP.) DOUBLE STRAND 10 GA. WIRE, 2-T ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL NOT TO SCALE

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.
2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING RAPID STABILIZATION METHOD 3.
3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SODDING, ETC.
5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL CATEGORY 20 – STRAW EROSION CONTROL BLANKET WITH NATURAL NETTING ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE 3 MULCH (MCIA CERTIFIED WEED FREE GRAIN STRAW) AT A RATE OF 2 TONS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPLERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. SYSTEM MUST INCLUDE A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A SMART CONTROLLER AND/OR SOIL MOISTURE SENSORS. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	21	Acer rubrum `Northwood`	Northwood Red Maple	2.5" Cal.	B&B
	FM	29	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	RB	19	Betula nigra Clump Form, 1.5" Cal Equivalent	River Birch Multi-Trunk	8` Ht.	B&B
	HB	17	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B
	HL	16	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	KC	17	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B
	WO	21	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BO	16	Quercus macrocarpa	Bur Oak	2.5" Cal.	B&B
	RO	19	Quercus rubra	Red Oak	2.5" Cal.	B&B
	BL	23	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	20	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES						
	BF	21	Abies balsamea	Balsam Fir	6` Ht.	B&B
	WF	32	Abies concolor	White Fir	6` Ht.	B&B
	BH	18	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	38	Pinus strobus	White Pine	6` Ht.	B&B
	CH	17	Tsuga canadensis	Canadian Hemlock	6` Ht.	B&B
ORNAMENTAL TREES						
	OB	9	Aesculus glabra 'JN Select' TM	Early Glow Ohio Buckeye	1.5" Cal.	B&B
	SB	8	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	BB	8	Carpinus caroliniana Native	Blue Beech	1.5" Cal.	B&B
	HT	8	Crataegus crus-galli `Inermis`	Thornless Hawthorn	1.5" Cal.	B&B
	CA	15	Malus x `Jarmin` White Flowers, Upright, Fruitless	Marilee Crabapple	1.5" Cal.	B&B
	JL	8	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
GROUND COVERS						
	SOD	328,930 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	SB2	11,604 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 160 lb/ac	MnDOT Southern Boulevard	seed	
	STR	319,734 sf	Type II - Native Seed Mix (Buffer) Refer to notes for acceptable seeding methods. Seeding Rate 39 lb/ac	MnDOT Southern Tallgrass Roadside	seed	
	WD	140,067 sf	Type III - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 30 lb/ac	MnDOT Wet Ditch (WD)	seed	

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
2500 PILGRIM COURT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.2000
FAX 763.489.2030
CARLSON-ENGINEERING.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 12/5/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/5/25

Revisions:
1.

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L4 of 4

Save Date: 12/05/25 P:\Jobs\11100 - 11199\11196 - kampf-mckinley parcels blaine\cad civil\landscape\111196_landscape.dwg

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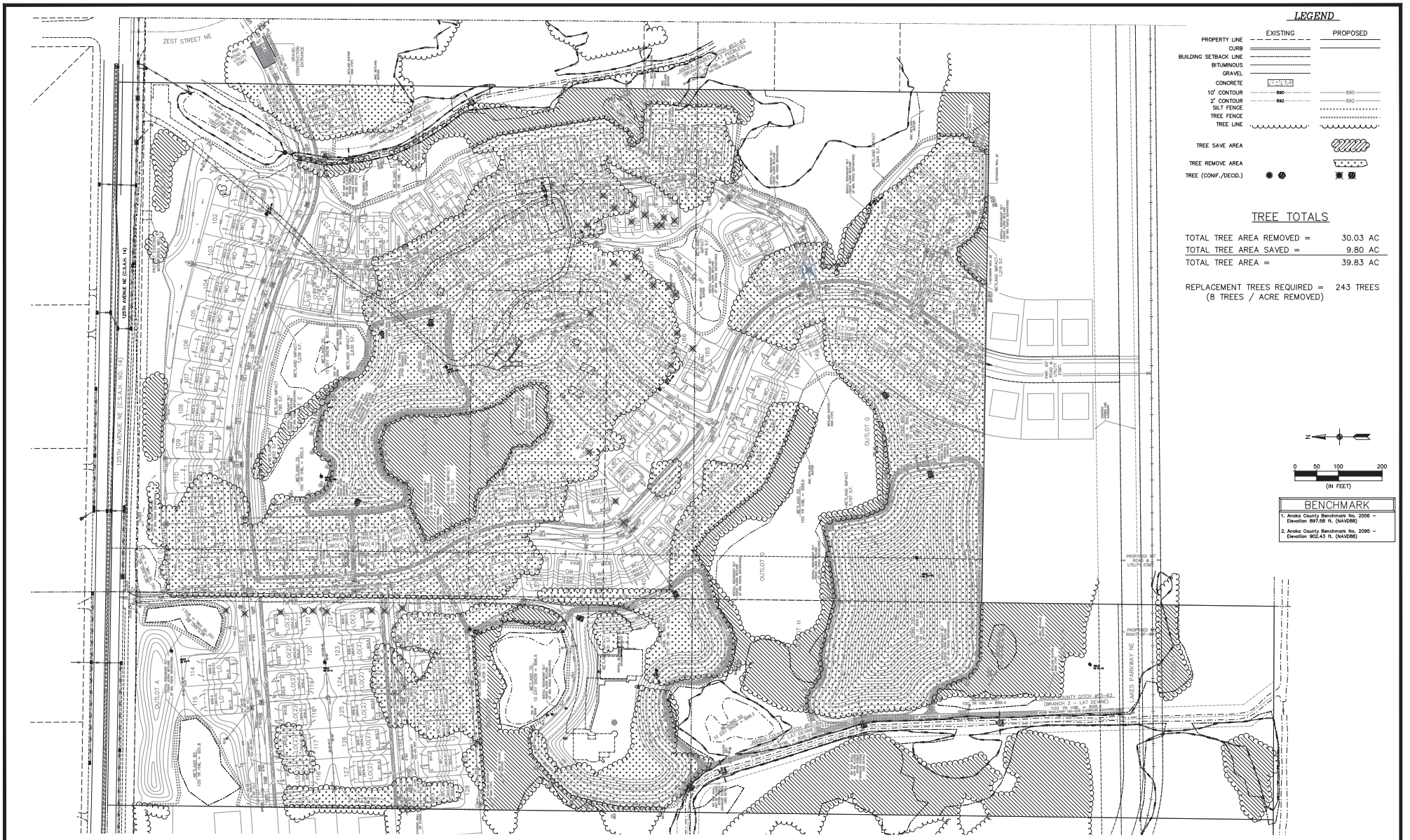


CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 12/5/25 License #: 25063

Drawn: LOC
Designed: BJK
Date: 12/5/25

Revisions:
1. 12/12/25 add Maintenance Access / City Comments

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

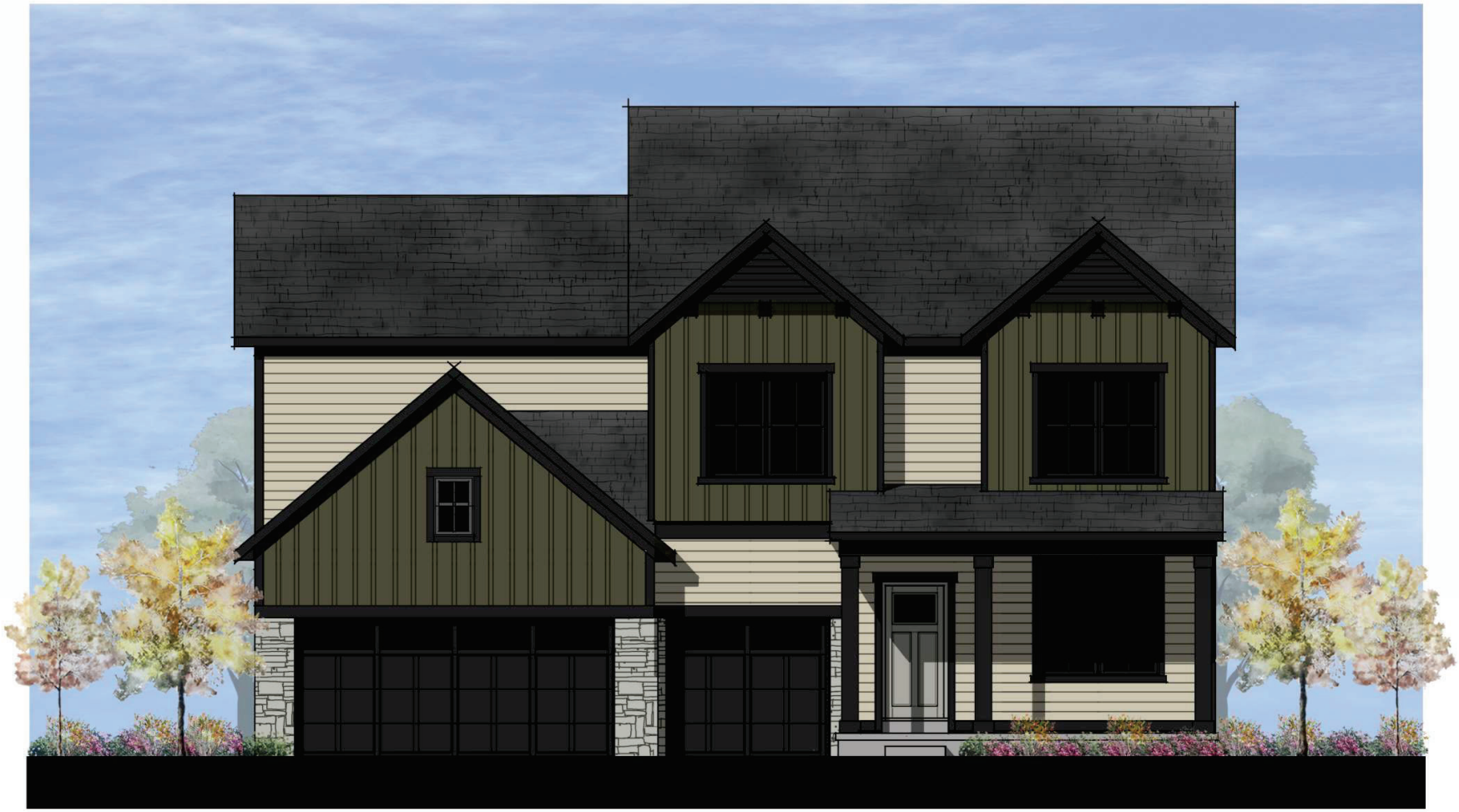
RAVENWOOD
Blaine, Minnesota

TREE PRESERVATION PLAN

T1 of T1

#11196

WESTCHESTER FH302

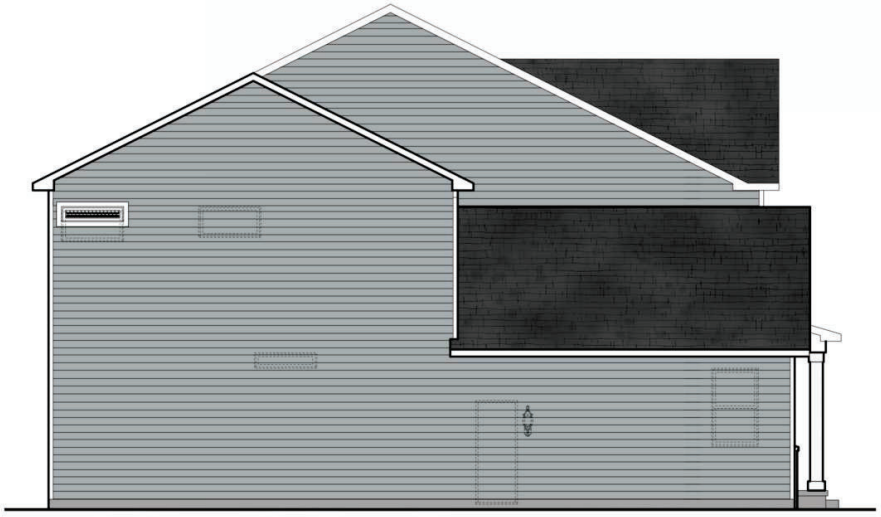


WESTCHESTER FH303

WESTCHESTER FH2G

RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

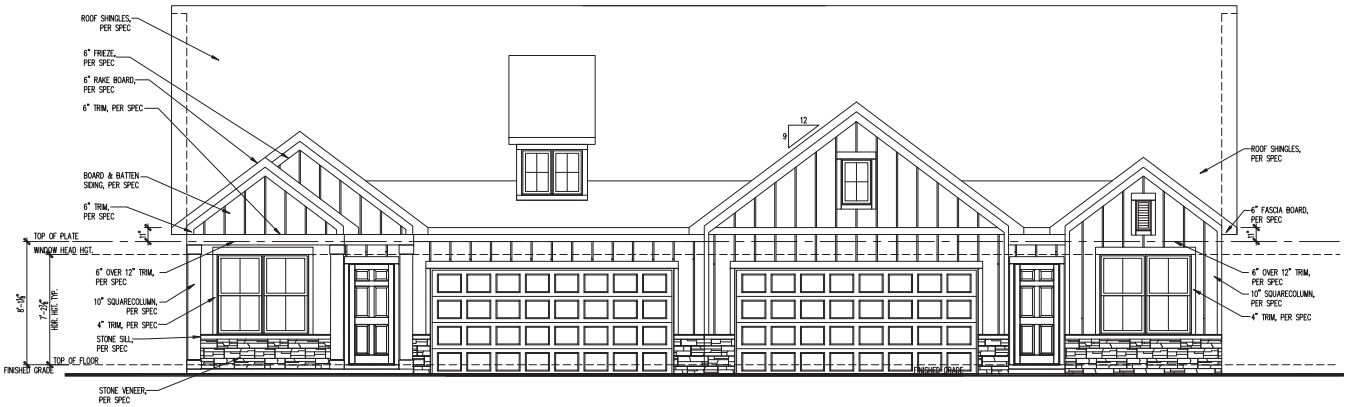
DECATUR FH303

DECATUR FH301

RIGHT ELEVATION

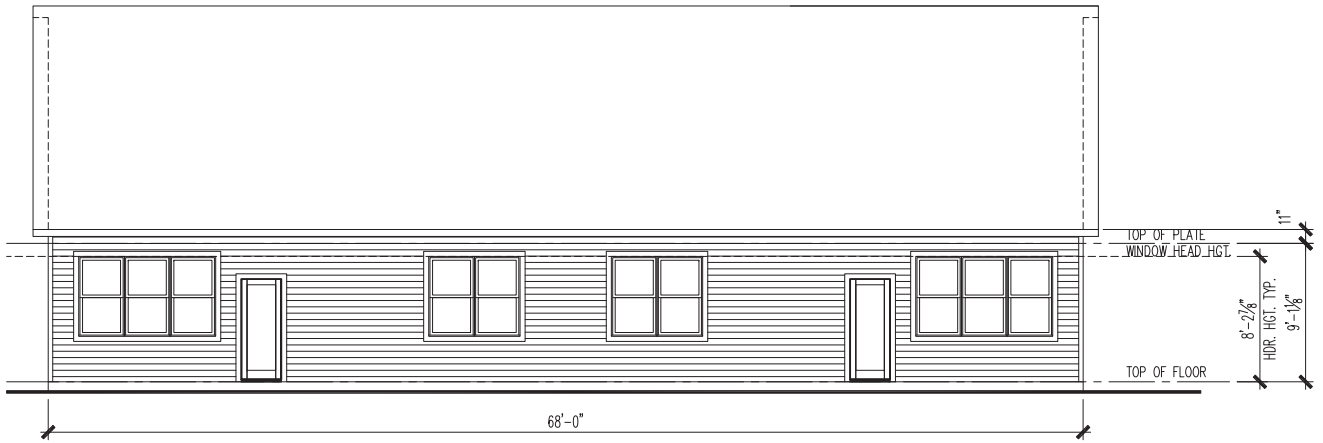
REAR ELEVATION

LEFT ELEVATION



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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Minnesota Division
7500 Office Ridge Circle, Suite 325
Eden Prairie, Minnesota 55344

PulteGroup

FRONT AND REAR ELEVATION

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
Approx. 1,020
INITIAL RELEASE DATE:
03-08-2024
CURRENT RELEASE DATE:
06-27-2025

REV #	DATE / DESCRIPTION
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GARAGE HANDING

LAWSON PLAN ID
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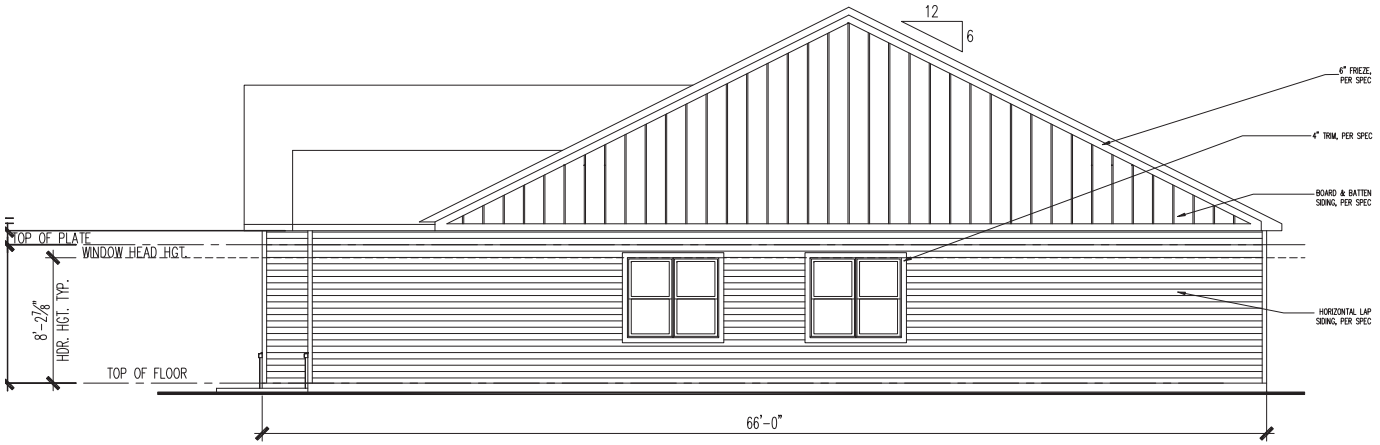
SHEET



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

LEFT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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7500 Office Ridge Circle, Suite 325
Eden Prairie, Minnesota 55344

PulteGroup

LEFT AND RIGHT ELEVATION

PRODUCTION MANAGER
James Lazo
INITIAL RELEASE DATE:
03-08-2024
CURRENT RELEASE DATE:
06-27-2025

REV #	DATE / DESCRIPTION
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GARAGE HANDING

LAWSON PLAN ID
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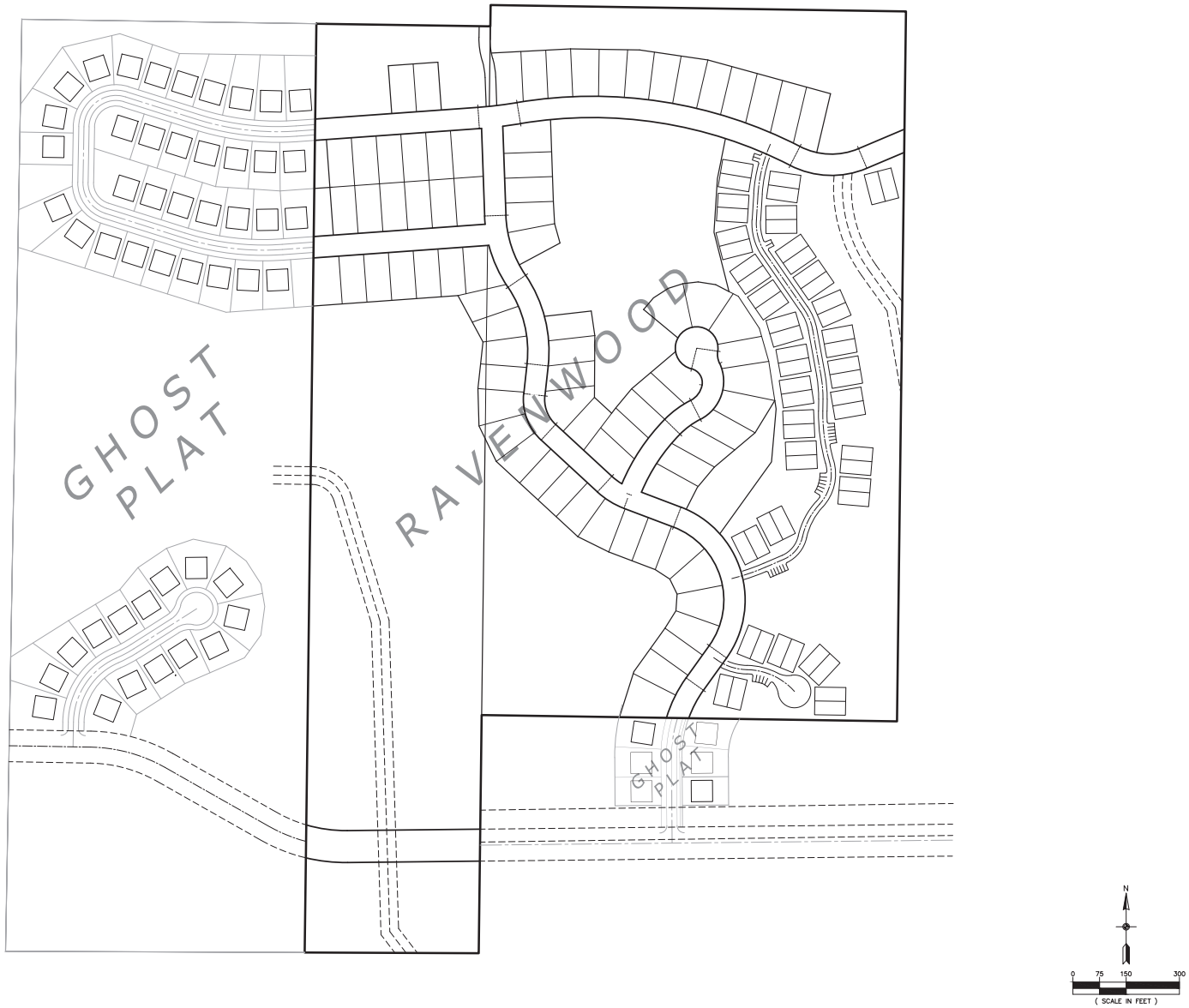
SHEET



CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

GHOST PLAT EXHIBIT

RAVENWOOD
Blaine, Minnesota

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

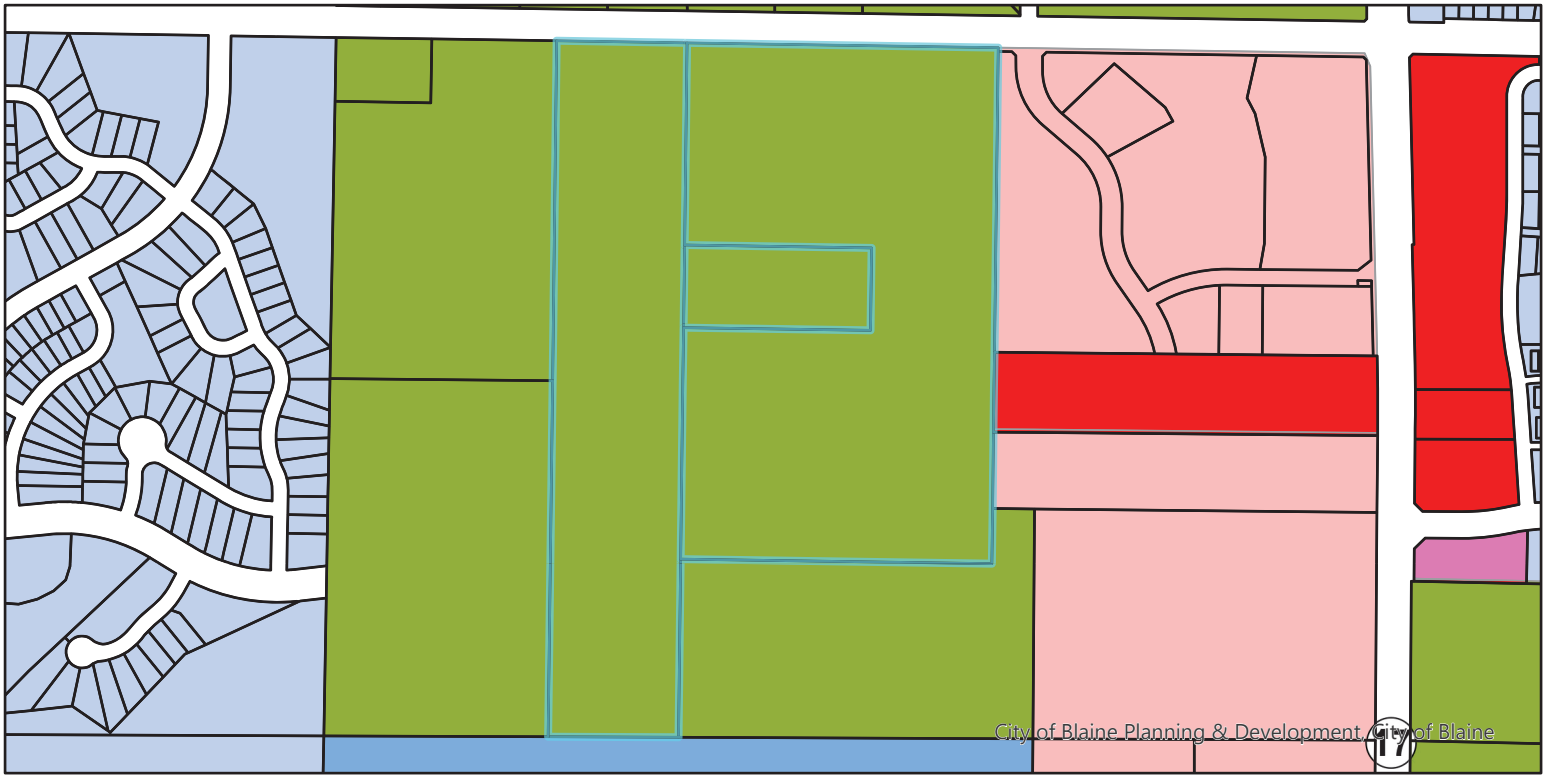
REVISIONS
1.
2.
3.
4.
5.
6.

DRAWN BY:	Carlson Engineering
ISSUE DATE:	12/12/25
FILE NO:	2858

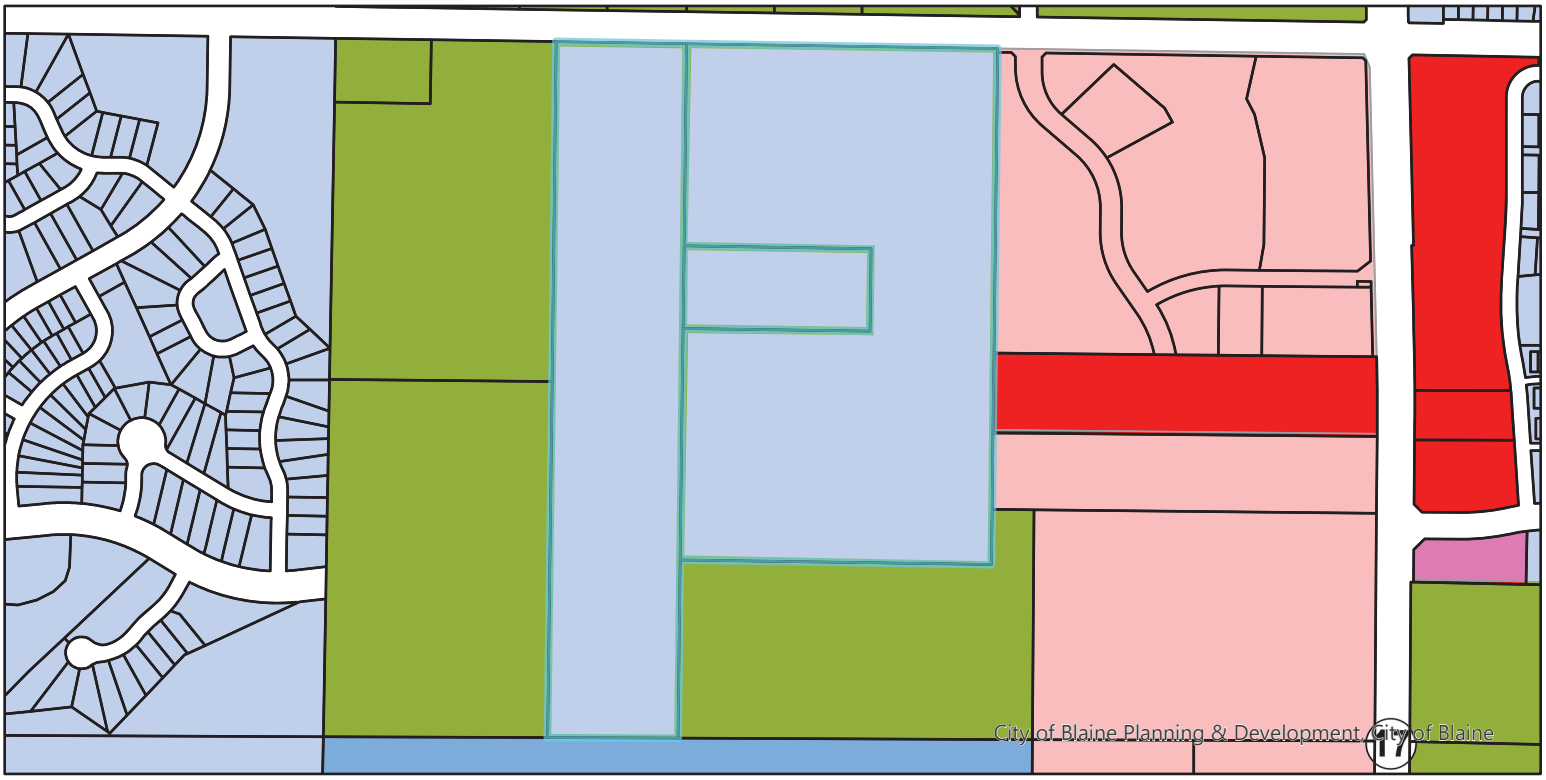
1 of 1

Existing and Proposed Zoning

Existing Zoning



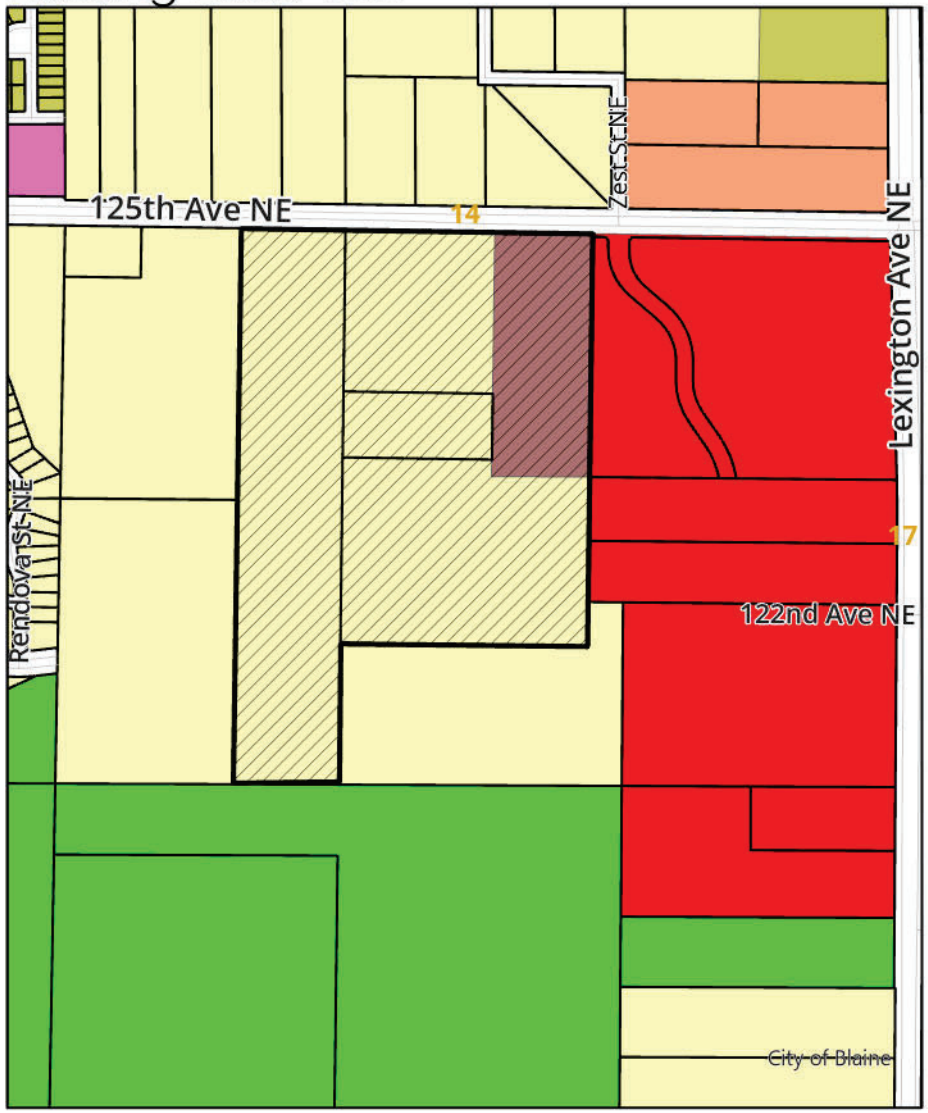
Proposed Zoning



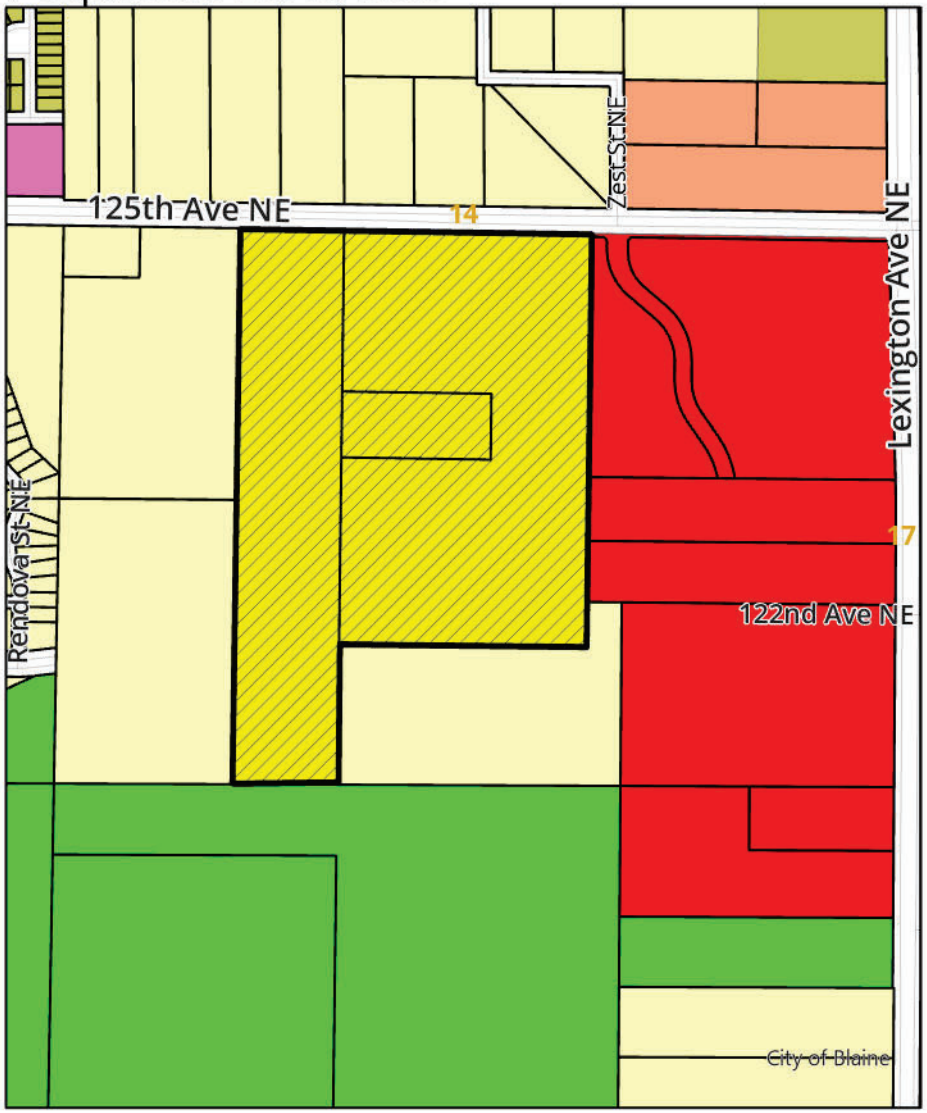
- B-2 - Community Commercial
- B-5 - Town Commercial
- PBD - Planned Business District
- FR - Farm Residential
- DF - Development Flex
- RF - Residential Flex

PC25-0056: Ravenwood

Existing Land Use



Proposed Land Use



- CC - Community Commercial
- LDR - Low Density Residential
- MDR - Medium Density Residential
- MDR/CC - Medium Density Residential/ Community Commercial
- P/OS - Park/ Open Space
- PC - Planned Commercial
- PI/PC - Planned Industrial/ Planned Commercial
- L-MDR - Low to Medium Density Residential

Ravenwood

City of Blaine, MN

APPLICATION FOR:
Preliminary Plat, Rezoning/CUP, and Comprehensive Plan Amendment

BLAINE, MINNESOTA
December 5, 2025
Revised January 9, 2026

Introduction

Pulte Homes of Minnesota, LLC ("Pulte") is pleased to be submitting this application.

Our company mission statement is ***"Building Incredible Places Where People Can Live Their Dreams."*** We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. The office for Pulte's Minnesota Division is in Bloomington. We will sell and build over 700 homes in the Twin Cities a year under the Pulte Homes and Del Webb brands.

Pulte will act as both developer of the property and builder of the homes. The primary contact for Pulte is:

Dean R. Lotter, Director of Land Planning & Entitlement
1650 West 82nd Street
Suite 300
Bloomington, MN 55431
952-219-9082
Dean.Lotter@PulteGroup.com

The owners of the property:

(1) Lisa McKinley
3900 125th Avenue NE
Blaine, MN 55449
763-913-2854
Lisa.a.Mckinely@gmail.com

(2) Jeffery and Susan Kempf
8852 Deer Trail
Pequot Lakes, MN 56472
612-816-5264
eljefe.kempf@gmail.com

The planner, surveyor, civil engineer, and landscape architect are:

Carlson McCain
Attn: Brian J. Krystofiak
3890 Pheasant Ridge Drive NE
Suite 100
Blaine, MN 55449
763-489-7920
csharp@carlson-engineering.com

The Property –

This site is an assemblage of land owned by the Kempf family and the McKinley family. The Kempf parcel is abstract property, and the McKinley parcels are torrens property. Since there are updates needed to both legal descriptions; our plat contains the current legal descriptions for each parcel on the "existing conditions" page and the proposed legal descriptions on the preliminary plat index page. We will be working with the County Examiner of Titles Office and the title company to have the legal descriptions updated to reflect the proposed legal descriptions and to obtain updated title commitments for the site concurrently with our preliminary plat approval.

Existing Legal Description:

(1) THE N 2000 FT OF W 1170 FT OF NE1/4 OF SEC 11 TWP 31 RGE 23, EX S 310 FT OF N 1130 FT OF W 702.58 FT OF SD 1/4, EX RD, SUBJ T
(2) THE S 310 FT OF THE N 1130 FT OF THE W 702.58 FT OF THE NE1/4 EX RD SUBJ TO EASE OF REC
(3) THAT PRT OF E1/2 OF NW1/4 OF SEC 11 T31 R23 DESC AS FOL: COM AT N1/4 COR OF SD SEC TH W ALG N LINE OF SD SEC 490 FT, TH S PRL

Property Identification Number

(1) 11-31-23-12-0001
(2) 11-32-23-12-0002
(3) 11-31-23-24-0002

Proposed Legal Descriptions:

Kempf Parcel (abstract property)

That part of the East Half of the Northwest Quarter of Section 11, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at the North One-Quarter corner of Section 11, Township 31, Range 23; thence West along the North line of Section 11, a distance of 490 feet; thence South and parallel to the East line of the Northwest Quarter of Section 11, to the South line of the said Northwest Quarter of Section 11; thence East along the south line of the said Northwest Quarter to the Southeast Corner thereof; thence North along the East line of said Northwest Quarter to the point of commencement, Anoka County, Minnesota.

EXCEPT Parcel 49, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.

McKinley Parcel (torrens property)

The North 2000 feet of the West 1170 feet of Northeast Quarter (NE1/4) of Section Eleven (11), Township Thirty-one (31), North of Range Twenty-Three (23) West of the Fourth Principal Meridian EXCEPT the South 310.00 feet of the North 1130.00 feet of the West 702.58 feet thereof.

Also EXCEPTING Parcel 50, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.

AND

The South 310.00 feet of the North 1130.00 feet of the West 702.58 feet of Northeast Quarter of Section 11, Township 31, North of Range 23 West of the Fourth Principal Meridian.

The Site Plan

Pulte's site plan has gone through several revisions as we worked through our concept plan with the City Council. We presented our original plan in May of 2025 and a revised plan in October of 2025. Back in May, our approach to this site proposed a blend of townhomes and single-family homes. We considered site plans with only single-family lots. However, any site plan with only single family homes ran into difficulty complying with the City's comprehensive plan and the prescribed density ranges found therein. In order to comply with the City's approved 2040 Comprehensive Plan, we needed to include a portion of medium density, which is why our May 2025 site plan proposed townhomes and 65' single-family lots. Council feedback at the May 2025 work session indicated a desire by the Council for a site plan with larger lots, upscale homes, and a neighborhood without townhomes.

During the past summer, we contemplated changes to our site plan to reflect the Council's feedback, yet thread the needle on other things like density and navigating protected wetlands while also complying with the City's Comprehensive Plan. Protected wetlands on this site are found in abundant supply. The Rice Creek Watershed District (RCWD) has rules in place to protect higher quality wetlands. Any development of this site will need to avoid these wetlands to the greatest extent possible and abide by the RCWD's wetland buffering rules as they are the regulating body over wetlands. Additionally, the parcels that will comprise the neighborhood are guided for LDR by the City's Comprehensive Plan. LDR has a density requirement of 2.5 to 6 units/acre. When site planning any neighborhood, we review a city's comprehensive plan and create a plan that follows how the land is guided to the best of our ability. This plan was approved by both the City of Blaine and the Metropolitan Council. Any site plan not providing for the minimum required density likely wouldn't get sewer extension permits issued from the MPCA at the request of the Metropolitan Council.

During the months following the review of our initial site plan last May, we had meetings with most of the City Council. It was through these meetings that it became clearer that the lot size of single-family homes was less important than the quality of the exterior aesthetics of the homes. In order to thread the needle of City Council feedback and the approved Comprehensive Plan, we revisited our plans to make changes based on this information. At our second concept plan review, we introduced a site plan with more upscale single-family homes on larger lots along

with an aesthetically pleasing twin home product for the empty nester buyer. This proposal, along with the discussion about the protected wetlands and the density required by the City's comprehensive plan, seemed to be more well received by the Blaine Council.

Density Requirement

At the May work session, most of the city council expressed a desire for the site plan to be all larger lots. This topic was further addressed at the October work session. Below is a calculation of the density of a site plan composing solely of 80' lots.

RAVENWOOD — City of Blaine — 12/5/25

Density Calculations

Number of Residential Units Proposed	87
Total Acreage	82.77
Exclusions	
Wetlands and required buffers *(Wetlands & WMC Buffer)*	27.93
Rare, threatened, or endangered species preservation *(Rare Plants protection area in Outlot D)*	1.24
Public parks and public open spaces	
Arterial Roads *(Lexington Ave)*	1.26
Future Development *(Outlots J & K)*	0.17
Public stormwater in outlots to be deeded to the City* *(All ponds receive public water)*	8.26
Commercial Uses	
Other: *(ACHD Pond Easement & Electric Easement)*	1.56
Gross Density	**1.05111**
Net Density	**2.05431**

* Confirm whether outlots are eligible to be deeded to the City with the engineering department

Net density must match the land use designation from the Comprehensive Plan

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-25 units per acre
HDR	12-25 units per acre
HDR2	12-60 units per acre

An 80' wide lot plan yields a density of 2.05 units/acre. Larger acreage lots would aggravate the density calculation. Some smaller lots are needed on this site to be able to achieve the minimum density required for the site. Seventy-foot-wide lots on the interior of the site with twin homes on the east side of the site targeting the retiree population, would yield 3.1 units per acre and would comply with the City's comprehensive plan while keeping the density to the lower end of the guided density designation. The Met Council will be requiring a higher minimum density

from land use applications in the future. With the passage of time, site plans will be required to have a minimum 3.5 units/acre density. Supporting our plan now allows us and the City to keep the density to the lower end of the allowed density prescribed for LDR guided areas.

Creating lakes out of the existing wetlands

Additional feedback that was received after the May work session suggesting we could convert the wetlands on our site into man made “lakes” like the existing neighborhood to the west. I investigated the possibility of doing this and it turns out this is not feasible. I presented this information to the city council at my second presentation this past October. It’s a salient point that bears repeating in our preliminary plat application. I discussed the possibility of digging up the wetlands and creating lakes in their place with our consultant. Our consultant, Melissa Barrett with Kjolhaug Consulting had the following response to question of replacing the wetlands with lakes.

The neighborhood to the west (the Lakes) was a sod field. Very little of it was regulated wetland. Because of the poor soil (peat), the peat needed to be stripped and then the sand underneath was mined. Mined sand was used to make the new upland topography, and then the holes where sand was mined are now “lakes”. Working around wetlands was not something the project layout needed to consider.

The McKinley site has extensive, natural wetlands. Many of the wetlands are in the RCWD wetland management corridor (a contiguous corridor encompassing high priority wetland resources identified at a landscape scale). These wetlands need to be worked around as much as possible to satisfy wetland sequencing and garner a permit from the watershed and Corps of Engineers.

Neighboring Development

HJ Development’s site is proposed to be retail/commercial. As you move from east to west through the HJ site and cross over into the McKinley/Kempf site, develop goes from more intense to less intense. A commonly accepted planning practice is to build medium density homes adjacent to retail/commercial to act as a buffer between retail/commercial and the more upscale single-family homes. This allows for a soft transition as you travel further west through the McKinley/Kempf site into the larger single-family lots. The progression is similar to the Lakes development as you move through that neighborhood from the west to the east. In the Lakes development, next to busier streets there are quad homes, town homes, apartments and smaller single-family homes. As you move further away from the busier roads, the medium density development transitions to larger single-family homes. Eventually this medium density type development gives way to larger single-family homes. In our proposal, we propose to develop in a similar fashion, moving from the east to the west and we have the twin homes, a low to medium density use next to the more intense uses of the commercial area. This creates a buffer between the commercial and larger single-family homes.

Rezoning Request

We are requesting that our site be rezoned to Development Flex. This zone will allow for both proposed home and lot types to exist. Below are our responses to the Development Flex criteria analysis.

Development Flex Criteria:

The City Council shall consider the following criteria and objectives in processing the application for rezoning to the DF district and the application for the CUP:

1. The proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zone.

    - Development Flex will allow the applicant to provide a low/medium density home product, in this case a twin home, along with the larger single-family lots that are proposed. The price ranges for the Twin from $450,000 to $550,000 and the single-family home pricing will be $650,000 to $800,000+. The single-family homes will serve the family that is growing and needs more space, while the twin homes will serve a completely different buyer in the market; the empty nester/retiree.

2. The proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning.

    - Pulte's site plan overachieves regarding the amount of open space. Our proposal, Ravenwood, protects and preserves the naturally occurring wetland/ponding features of the site. Thirty-five percent of this site is preserved for high quality wetlands and the necessary buffering. An additional 12% will be reserved for ponding. Additionally, we will contribute to the park dedication fund.

3. The proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan.

    - Our proposal is to provide twin homes along with single family homes. Twin homes is becoming more in demand in communities throughout the market. Providing retiree targeted housing allows residents who no longer wish to have the responsibility of maintaining a larger home and yard, an option to stay in the community they love while giving up some of the responsibilities of mowing their lawns or removing snow from their driveway and front walkways. Pairing up twin homes with single family homes allows for a unique combination of housing that allows our proposal to comply with the density requirements of the City's comprehensive plan, while serving compatible home buyers.

4. The proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible.

    - Our site plan will preserve all the wetlands located in the Rice Creek Watershed District's wetland management corridor located on our site. Nearly 35% of our plan preserves these higher quality wetlands. There is a public ditch in the northeast portion of the site that is being crossed by our entrance road but is being left alone in its current alignment and is being protected by the same buffering that the high-quality wetlands are being afforded. While we are impacting population of rare plants located towards the interior of the site, we have adjusted our northern disturbance boundary to avoid another rare plant population altogether.

5. The proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems.

    - Our proposal complies with the comprehensive plan density range. The site is largely guided LDR with a density of 2.5 to 6 units/acre. Our proposal is coming in at 3.1 units per acre which is to the lower end of the density range. Conversations with city staff have indicated that water and sewer have capacity to serve our proposed development.

6. The proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas.

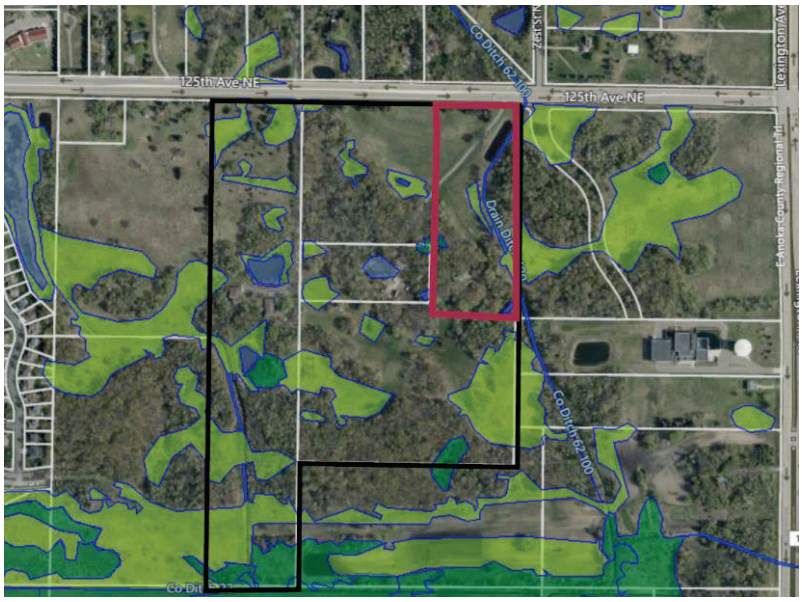
- With commercial/office development to the east, it makes sense to have a low/medium density housing element podded on the east side of our site. This creates a natural transition from a more intensive use to the less intensive use to the single-family homes we are proposing. We are also planning for street connections to the west of our site and to the south, so that our plan allows for access to other parcels as they develop at some point in the future.

7. The proposal is consistent with all other applicable city and state regulations.

    - Our application to the Rice Creek Watershed will be submitted by December 9th, 2025. A rare plant application was submitted to MNDNR on December 3rd, 2025. A replacement and mitigation plan will be submitted to the local TEP and USACOE the week of December 8th, 2025. The applicant will comply with all rules and laws associated with developing this site.

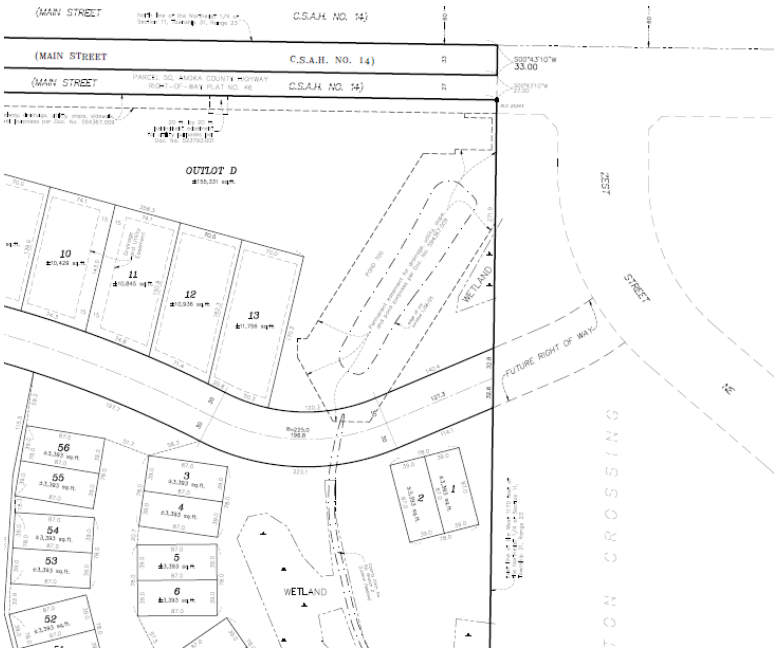
Comprehensive Plan Amendment

With our request for preliminary plat approval and a rezoning to Development Flex, we are requesting a comprehensive plan amendment be approved. While a majority of the site is guided low density residential or LDR, a small portion located in the northeast corner of the site is guided planned industrial or planned commercial or PI/PC. The black outline in the graphic below is the McKinley and Kempf parcels under consideration for this development and the majority of which is guided for low density residential. The mauve outline indicates the approximate portion of the site that is guided PI/PC. If approved, our requested comprehensive plan amendment would guide the entire site including the mauve area from LDR or PI/PC to L-MDR which still has a starting density of 2.5 units per acre.



Site Access

Access to the site would be primarily achieved with a connection to Zest. In addition to the Zest connection, temporary emergency access is proposed where there is an existing driveway. At some point in the future the Lakes Parkway will be constructed allowing for a permanent secondary access point into other developing areas and Pulte's site as well. When Lakes Parkway is constructed, temporary access from Main Street will no longer be needed and will go away. We have included in our preliminary plat what the proposed connection to Zest Street would look like.



Key Facts

• Existing zoning	Farm Residential
• Guided zoning	Low Density Residential/Commercial
• Proposed zoning	Development Flex (DF)
• Proposed use	135 homes total 79 single family homes 56 twin homes

Number of Residential Units Proposed	135
Total Acreage	82.77
Exclusions	
Wetlands and required buffers *(Wetlands & WMC Buffer)*	27.93
Rare, threatened, or endangered species preservation *(Rare Plants protection area in Outlot D)*	1.24
Public parks and public open spaces	
Arterial Roads *(Lexington Ave)*	1.26
Future Development *(Outlots J & K)*	0.17
Public stormwater in outlots to be deeded to the City* *(All ponds receive public water)*	8.26
Commercial Uses	
Other: *(ACHD Pond Easement & Electric Easement)*	1.56
Gross Density	**1.63103**
Net Density	**3.18772**

- Dimensions/Setbacks – Twin Home
  - Front Setback 18 feet
  - Front Garage Setback 25 feet
  - Side Yard Setbacks 10/10 feet
  - Side Corner 20 feet

- Dimensions/Setbacks – 70’ Single Family Lots
  - Front setback 25 feet
  - Corner setback 20 feet
  - Rear setback 30 feet
  - Side setback 10 feet and 10 feet
  - Minimum lot width 70 feet

Environmental Due Diligence

We have continued doing all the necessary due diligence on the site including environmental studies, geotechnical work. We conducted a rare plants survey for our site throughout this past growing season and identified two protected species of rare plants on the site. We have applied for a permit with the MNDNR regarding the impact on some protected plants. We adjusted our grading limits to avoid and protect another species of rare plants along the northern portion of the site. We also proved a tree coverage page in our preliminary plat work along with a landscaping plan.

Park Dedication

It is the applicant’s intent to meet the City’s Park dedication requirements by paying park dedication fees.

The Homes

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. We continually reach out

to home buyers and Pulte homeowners to get feedback to improve our home designs. It is what we call Life Tested®. Through this intensive process, we have conceived of and incorporated innovative features such as the Pulte Planning Center, the Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. Click on this link to learn more about Life Tested® process Experience Life Tested | Pulte. This exhaustive process has played a major part in Pulte's success in **"*Building Incredible Places Where People Can Live Their Dreams*."**

We are proposing to build 70' single-family lots with higher-end homes. Architecturally speaking, these homes will have LP siding with stone accents, 3 stall garages, varying roof pitches and more than 30 color schemes to ensure a diverse and rich feel to the development. Offering a twin home product here reduces the density of the site, when compared with townhomes, but still allows the application to meet the minimum density of the LDR designation. The twin home also provides an option for retirees who want to stay in Blaine but downsize the home in which they live. Twin home aesthetics are also important to the city council. We heard and understood this. Our response is to offer homes with LP siding on all sides and stone accents. Several color packages will be offered on the Twin homes as well. More information on the homes is available below.

Energy Efficiency

The homes that Pulte will be constructing will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a home built to the 2004 International Energy Conservation Code is awarded a rating of 100 (lower is more energy efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our homes runs in the range of 47 to 53. We are building extremely energy-efficient homes that dramatically exceed the International Energy Conservation Code threshold.

Phasing & Schedule

The City of Blaine's application schedule suggests that staff review, and possible planning commission and council consideration would occur as follows:

Preliminary Plat Land Use App	December 5, 2025
Preliminary plat approval	February/Mach 2026
Site development	Spring 2026
Model home opens	late 2026/early 2027
Full build of homes	early 2029

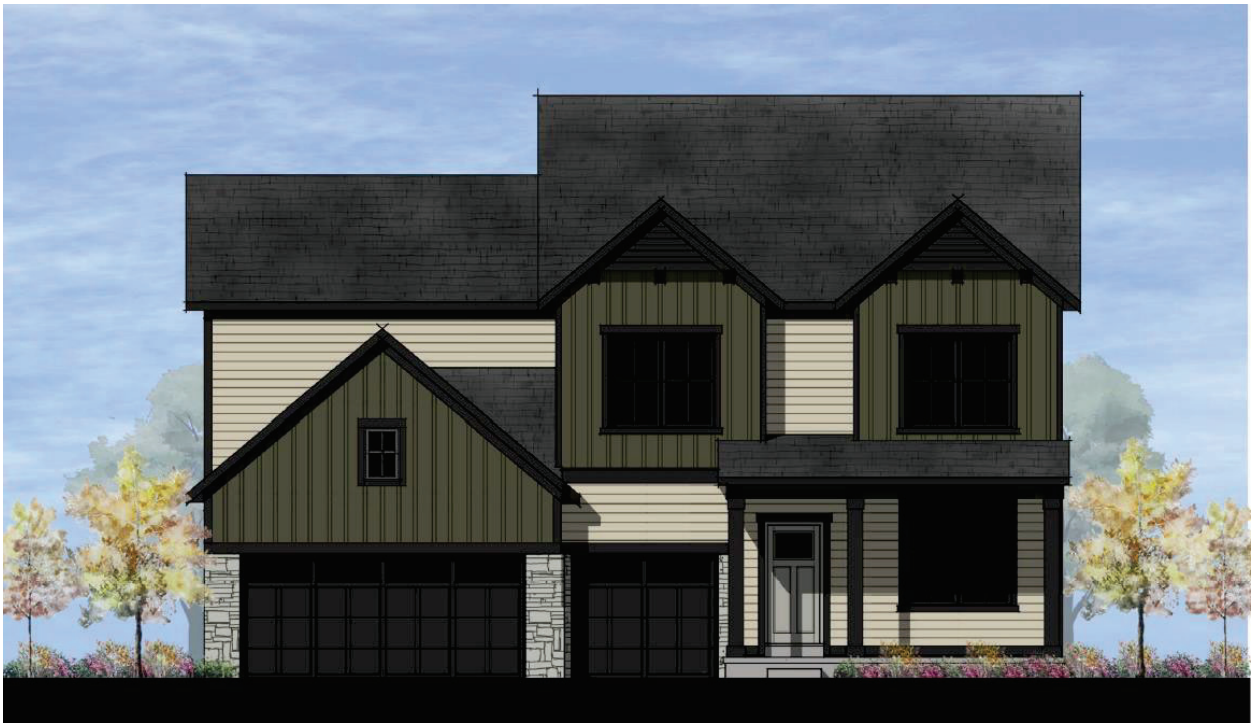
Conclusion

Site Plan Adjustments and Density Reductions: After adjusting our site plan from smaller single family lots to larger single family lots with more upscale homes and removing townhomes altogether and replacing them with twin homes, we have responded to some of the city council's concerns regarding our initial plan. We decreased the density and have agreed that the homes will have superior exterior finishes. The single-family homes on the revised plan will have stone and LP exteriors. Twin homes target an empty nester buyer, which seemed to appeal to the city council. These homes will also have stone and LP treatment on the exteriors. Our original plan had over 170 units and the revised plan has been reduced to 135 units; despite this reduction in the number of homes our plan still complies with the City of Blaine's Comprehensive Plan guidance for low density residential.

Preservation of WMC Wetlands: Additionally, there are numerous wetlands throughout the site that are considered high quality by the Rice Creek Watershed District (RCWD) and are in the RCWD's wetland management corridor (WMC). These WMC wetlands need to be preserved and also require buffering around them for protection. We designed our site to preserve these higher quality wetlands and comply with buffering requirements.

Approvals Sought: We are seeking preliminary plat approval, a rezoning/CUP of the site to Development Flex and a Comprehensive Plan Amendment, guiding the entire site to L/MDR, along with the ability to connect to Zest Street which will require access through city owned property.

Conceptual Home Elevations – Upscale Single-Family Homes.



Conceptual Twin Homes

Neighborhood Meeting Summary

February 5, 2026

The neighborhood meeting had 5 neighbors attend the meeting. The three McKinley sisters and their realtor were present as well. We presented a PowerPoint. Haley Daily Sievers from Pulte and Brian Krystofiak from Carlson Engineering also attended.

A sign in sheet was available but only two people signed the signup sheet – Mike Ferraio (sp?) and Nate Raich.

The were only a few questions asked at the end of the presentation.

One question was about access into and out of the site. Using the presentation as a visual, it was illustrated how people would gain access to the site.

Another person asked about when Lakes Parkway will be built. It was stated that while the Lakes Parkway connection has been planned for a while, we couldn't suggest when it will be built.

One person in attendance expressed concern that future residents of our neighborhood driving into The Lakes neighborhood and using their public parks. We responded to the effect that the public is free to use any public park in the City or elsewhere for that matter.

One person in attendance stated that they were a developer that lived in The Lakes and he thought our site plan was excellent.

Dean Lotter
Director of Land Planning and Entitlements
Pulte Group

City of Blaine
Density Calculations

Number of Residential Units Proposed	86
Total Acreage	82.77
Exclusions	
Wetlands and required buffers (don't include stormwater ponding)	29.1
Rare, threatened, or endangered species preservation	0.13
Public parks and public open spaces	
Arterial Roads	1.61
Future Development	
Public stormwater in outlots to be deeded to the City*	11.29
Commercial Uses	
Gross Density	**1.03902**
Net Density	**2.11614**

* Confirm whether outlots are eligible to be deeded to the City with the engineering departmer

Net density must match the land use designation from the Comprehensive Plan

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-25 units per acre
HDR	12-25 units per acre
HDR2	12-60 units per acre

Input Cell
Output Cell

SITE DATA

TOTAL SITE AREA ——— ±82.77 AC.
TOTAL NUMBER OF 80' LOTS ——— 86

80' SINGLE FAMILY LOTS
MINIMUM RESIDENTIAL SETBACK DATA:
FRONT ——— 30 FT.
SIDE (GARAGE) ——— 10 FT.
SIDE (HOUSE) ——— 10 FT.
SIDE CORNER ——— 20 FT.
REAR SETBACK ——— 30 FT.

MIN. LOT SIZE (AC.) ——— 10,000 FT.

TOTAL CENTERLINE LENGTH ——— ±5,380 L.F.

Number of Residential Units Proposed	**86**
Total Acreage	**82.77**
Exclusions	
Wetlands and required buffers (don't include stormwater pond	**29.1**
Rare, threatened, or endangered species preservation	**0.13**
Public parks and public open spaces	
Arterial Roads	**1.61**
Future Development	
Public stormwater in outlots to be deeded to the City*	**11.29**
Commercial Uses	
Net Acreage (Total Acreage-Exclusions)	**41.99**
Gross Density (86 Units/82.77 Total Acres)	**1.039**
Net Density (86 Units/41.99 Acres)	**2.1161**

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-25 units per acre
HDR	12-25 units per acre
HDR2	12-60 units per acre

LEGEND

- Denotes Delineated Wetland
- Denotes WMC Wetland
- Denotes WMC Wetland Buffer (25' Min. – 50' Average)
- Denotes Rare Plants

NOTES

1) Field work completed January 21, 2025.
2) Title commitment furnished by Title Resources Group with Commitment Date: November, 24th 2024 at 12:00am.
3) Wetlands delineated by Anderson Engineering of Minnesota, LLC. May 28th, 2024.

0 75 150 300
(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSON-ENGINEERING.COM

CONCEPT PLAN
80' LOT LAYOUT

RAVENWOOD
Blaine, Minnesota

PULTE GROUP
1650 W. 82nd St. South
Bloomington, MN 55431

REVISIONS
1.
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3.
4.
5.
6.

DRAWN BY:	C#
ISSUE DATE:	03/23/2026
FILE NO:	XXX

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City of Blaine
Planning Commission

February 10, 2026 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, February 10, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Halpern, Howard, Olson and Chair Goracke.

Members Absent: Commission Members Geiselhart, Gorzycki and Swanson.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Assistant Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.2. 2025-681 Case File No. 25-0056 // Pulte Group // 3700 and 3900 125th Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Comprehensive plan amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR).
3. Preliminary plat to subdivide approximately 83 acres into 79 single family lots, 56 twinhome lots, one common lot and 11 outlots to be known as Ravenwood
4. Conditional use permit to allow construction of 79 single family homes and 56 twin homes in a Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public

hearing for Case File 25-0056 was opened at 7:12PM.

Dean Lotter, Pulte Homes representative, thanked the commission for considering this request. He commented he began evaluating this site in 2025. He reported this project had a lot of wetlands and situations that had to be managed. He noted he was available for comments or questions.

Laura McKinley, 3900 125th Avenue NE, one of the property owners, explained her family was supportive of the proposal. She indicated she has lived in the community for decades and has seen the community grow and prosper. She stated development wasn't for everyone and she now was ready to leave the city of Blaine. When she came to this conclusion, she began a partnership with Pulte Homes because it seemed like a really good fit. She asked that the commission support the proposed request and move this item forward to the city council.

Kathy Todych, representative of the sellers, explained she has lived in six different northern suburbs over the past 25 years. She discussed how the McKinley sisters have cared for this land for more than 50 years. She indicated the McKinley sisters have purchased rural land in hopes of relocating their farms in a quieter setting. After decades of being responsible property owners, the McKinley sisters were ready to move forward with the next chapter of their lives. She commented on the housing shortage that was facing the metro area and noted Pulte Homes was well positioned to help address this need. She reported Pulte Homes has taken the time to meet with neighbors and hear their concerns. She noted the proposed development includes twin homes for seniors as well as single-family homes. She requested the city move forward with the proposed development without requiring the homes to be $1+ million like the homes in the Hidden Forest development in Ham Lake. She commented further on how there was a need for twin homes in the community.

Amy Peterson, 9932 Fillmore St NE, explained she supported the city moving forward with a responsible Blaine-appropriate housing development that supports families, existing neighborhoods and commercial investments that were being made in this area. She reported Blaine was a strong suburban community not a niche luxury market, when it came to housing. She indicated the median value home in Blaine was $391,450. She commented on how one-acre lots with million dollar homes would serve on a small narrow buyer pool. She supported this project moving forward with standard sized suburban lots with high quality homes tat would be more attainable for families. She noted this development would provide a balanced mix of housing types. She indicated there was a demand for additional housing in Anoka County between now and 2030 of over 18,000 housing units. She encouraged the commission to support the proposed development as it would bring stable housing to the community.

Alex Pavlov, 362 98th Avenue NE, explained he was a local realtor. He stated he was excited about the proposed housing project and noted there was a growing need for one level living options for seniors in the community. He encouraged the city to continue to invest in one level living options because this would free up existing housing units while also allowing seniors to age in place.

John Solem, 3421 126th Circle NE, explained he was a full-time employee of the federal government, part-time real estate agent, and was also a member of the national guard. He

stated he appreciated the sense of community that would be created through the proposed development and urged the city to not pursue larger lots and more expensive homes. He noted he moved to Blaine six years ago, and he greatly appreciated the sense of community he found in his neighborhood. He was of the opinion Pulte Homes did a wonderful job creating community and encouraged the planning commission to move this project forward.

Galen Wax, 3775 125th Avenue NE, indicated he was a life-long resident of Blaine and noted he supported this project moving forward. He asked how utilities would be brought to this development.

Project Engineer Barnes explained utilities would be brought from the Zest Street connection and would extend through the proposed streets to the south. She indicated there would be a looped watermain through this development.

Mr. Wax inquired if there would be a traffic signal at Zest Street.

Project Engineer Barnes reported a traffic signal would be constructed this summer at the Zest Street and Main Street intersection.

Ron Van Wald, 12527 Leyte Street NE, Unit D, thanked the planning commissioners for their service to the city of Blaine. He explained he was a neighbor to the McKinley sisters. He reported he has an adult son that was severely disabled and noted he has lived in this area of Blaine for the past 10 years. He indicated he supported the proposed development and encouraged the planning commission to do the same.

The public hearing was closed at 7:34PM.

Chair Goracke asked when project construction would begin if the project were approved.

Mr. Lotter explained he was working on getting approvals from all of the proper agencies and noted he hoped to begin construction in April or May of this year.

Commissioner Halpern questioned if this project would be entered and exited off of Zest Street.

Project Engineer Barnes reported this was the case. She noted there were future plans to connect the road to the Lakes Parkway extension.

Commissioner Olson asked if the development would have sidewalks.

Project Engineer Barnes explained sidewalks were part of the development.

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056A a rezoning from Farm Residential (FR) to Development Flex (DF) with the following rationale:

Case 25-0056A:

1. **The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create an attractive benchmark of quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
2. **The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.**

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056B a comprehensive plan amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR) with the following rationale:

<u>Case 25-0056B:</u>

1. **The proposed L-MDR land use is consistent with adjacent residential uses.**
2. **The L-MDR land use designation to allow twinhomes is an appropriate land use to be located adjacent to existing commercial land use.**
3. **The proposed land use allows for construction of a variety of housing products to meet market demands for a range in density.**

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056C a preliminary plat to subdivide into 79 single family lots, 56 twinhome lots, one common lot and 11 outlots to be known as Ravenwood with the following conditions:

<u>Case 25-0056C:</u>

1. **Park dedication will be required for the 135 new lots being constructed at the rate of $5,800 per unit (2026 rate), for a total park dedication fee of $783,000 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
2. **The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 7 is $8,760.00 per upland acre and will be applied to the acreage platted. This will be updated once the 2026 indexed rates become available.**
3. **Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
4. **All development signage by separate review.**
5. **Each single family lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. One additional tree is required on corner lots.**

6. **The twinhome development is required to plant one overstory, one conifer, and one ornamental tree per unit.**
7. **43 trees shall be planted adjacent to 125th Avenue.**
8. **The developer must meet the City's Tree Preservation requirements by planting 254 replacement trees for the lots that are preliminary platted (31.65 disturbed acres). This requirement can be met with the required front and rear yard trees, plantings adjacent to Lexington Avenue, and required trees for the twinhome development.**
9. **The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**
10. **Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.**
11. **The overall development shall be certified by a Professional Engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.**
12. **Plans and specifications must be approved by the City prior to start of construction.**
13. **An Anoka County right-of-way permit is required prior to start of any site work.**
14. **Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.**
15. **The developer will be required to grant right of entry to the City of Blaine so that a second monitoring well can be constructed within the existing easement area.**
16. **Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.**
17. **Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.**
18. **The developer shall provide an exhibit that denotes the public versus private areas of the storm drainage system. Outlots that will remain private shall also be included in the exhibit.**
19. **The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.**
20. **Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.**
21. **A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.**
22. **The developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.**

23. **The developer has responsibility to comply with any 125th Avenue NE improvements associated with this development per Anoka County plat review comments, if any.**
24. **The developer shall provide a construction cost estimate that includes costs for the construction of the section of Lakes Parkway that is within the property limits. This additional escrow funds will be required to be provided to the City to allow for completion of this roadway when necessary.**
25. **All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.**
26. **All streets will follow the Anoka County street name grid system.**
27. **Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.**
28. **Sidewalks and or trails are required on all streets and location will be determined in the plan review process.**
29. **Streetlights shall be installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all of the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the developer, will be required to be maintained by the homeowners association.**
30. **Hydrant locations must be reviewed and approved by the Fire Department.**
31. **Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.**
32. **As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.**
33. **The developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final FEMA documents, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.**

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0056D a conditional use permit to allow construction of 79 single family homes and 56 twin homes in a Development Flex (DF) zoning district with the following conditions:

<u>Case 25-0056D:</u>

Single Family 70 foot Lots — DF Development Standards

<u>Permitted Uses:</u>

1. **Single-family detached dwellings**
2. **Group family daycare**

Accessory Uses:

1. **Private attached garages - one detached accessory structure, with area less than 120 square feet, will be permitted.**
2. **Private swimming pools meeting the requirements of Blaine Municipal Code Chapter 18 Article III.**
3. **Keeping of not more than two (2) boarders and/or roomers per dwelling unit.**

Conditional Uses:

1. **Home occupations listed as Conditional Uses in Section 129-10**

Standards:

1. **Setbacks**
    - **Front yard setback - 25 feet**
    - **Side yard setback - 10 feet (house and garage)**
    - **Corner side yard setback - 20 feet**
    - **Rear yard setback - 30 feet**
2. **Maximum building height - 2 1/2 stories or 35 feet.**
3. **It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet.**
4. **The minimum finished floor area above grade for all homes shall be 1,700 square feet above ground for a single-level home and 2,600 square feet above ground for a two-story home.**
5. **All homes shall have a minimum depth and width of 24 feet.**
6. **All single-family homes will have varying roof styles and exterior treatments. Use of premium materials such as LP siding, stone, brick, etc., to be used on all front elevations. LP siding or equivalent is required on all elevations. All homes to incorporate multiple gables or varied rooflines and articulation of the front façade.**
7. **All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.**
8. **Driveways shall not be constructed closer than three feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.**
9. **It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.**
10. **Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. All corner lots require one additional tree.**

11. **The developer to require the homeowners association to maintain all common areas.**
12. **All development entrance signage by separate permit.**
13. **43 trees shall be planted adjacent to 125th Avenue.**

Twinhome Lots

Permitted Uses:

1. **Twinhome attached dwellings**
2. **Group family daycare**

Accessory Uses:

1. **Private attached garages — No detached accessory structures.**
2. **Keeping of not more than two (2) boarders and/or roomers per dwelling unit.**

Conditional Uses:

1. **Home occupations listed as Conditional Uses in Section 129-10**

Standards:

1. **Setbacks**
    - **Front yard porch setback - 18 feet to back of curb**
    - **Front yard garage/house setback - 25 feet to back of curb**
    - **Side yard setback (between buildings) - 20 feet**
    - **Corner side yard setback - 20 feet**
2. **Maximum building height - 2 1/2 stories or 35 feet.**
3. **It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings are not permitted.**
4. **The minimum finished floor area above grade for all homes shall be 1,700 square feet above ground.**
5. **Use of premium materials such as LP siding with stone accents is to be used on all front elevations. LP siding or equivalent is required on all elevations.**
6. **All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.**
7. **It shall be required that all yards of the twinhomes be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.**
8. **It shall be required that all rear yards provide a minimum of 20-ft from the rear of the structure to any platted stormwater feature.**
9. **The twinhome development is required to plant one overstory, one conifer, and one ornamental tree per unit.**

10. **Underground irrigation must be used for all landscaped areas.**
11. **The developer to require the homeowners association to maintain all common areas.**
12. **All development entrance signage by separate permit.**
13. **All site plan and unit plans require approval from the Planning Department prior to any work being performed onsite.**
14. **In addition to the two garage stalls per unit and driveway parking, there shall be one parking space for each three units for guest parking.**

Motion seconded by Commissioner Olson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the March 2, 2026 city council meeting.

City of Blaine
Staff Report

File Number: RES 26-51

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 10.1

Resolution Authorizing the Mayor and City Manager to Enter into a Cooperative Construction Agreement with the State of Minnesota Department of Transportation (MnDOT)

Executive Summary

Enter into MnDOT Agreement 1061429 with the State of Minnesota, Department of Transportation to provide for payment by the City to the State of the City's share of the costs of traffic signals construction, city-owned sanitary sewer and watermain and other associated construction to be performed upon, along, and adjacent to Trunk Highway No. 65 from 300 feet north of 93rd Lane to 80 feet south of 121st Avenue/Paul Parkway, 99th Avenue from 125 feet west of West Frontage Road to 265 feet east of Trunk Highway No. 65, County State Aid Highway (CSAH) No. 12 (109th Avenue from 475 feet west of Ulysses Street to 915 feet east of Baltimore Street, and on 117th Avenue from 600 feet west of Trunk Highway No. 65 to 430 feet east of Trunk Highway No. 65 according to state-prepared plans, specifications, and special provisions designated by the State Project 0208-169 (TH 65=005).

Background

The State of Minnesota is preparing to reconstruct Trunk Highway 65 (TH65) from approximately 93rd Avenue to 121st Avenue/Paul Parkway. In addition, a new west side frontage road (Ulysses Street) will be constructed from 99th Avenue to 109th Avenue. The plans have been approved by MnDOT, Anoka County, and the City of Blaine and are being advertised to solicit bids for construction. As outlined in the attached agreement, the City of Blaine is responsible for a portion of the traffic signal systems and city-owned utilities that will be installed as a part of the project. The existing city-owned sanitary sewer and water main that runs along the west side of TH 65 will be removed and new sanitary sewer and water main will be installed within the new Ulysses Street alignment. In addition, there are various sanitary sewer and water main crossings on TH 65 that will be relocated.

It is estimated that the City of Blaine's share is $97,989.15 for the traffic signal systems and $945,112.08 for the sanitary sewer and water main work.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure management by providing high quality streets.

Board/Commission Review

This item has not been reviewed by any boards or commissions.

Financial Impact

The financial impact is outlined per the Agreement and is estimated at $1,043,101.23. The funding source identified for this project is the city's Municipal State Aid funds and Public Utility funds. This project is accounted for in the city's 2026 Transportation State Aid budget for the traffic signal systems cost share. The 2026-2030 Capital Improvement Plan, adopted on December 15, 2025 via resolution 25-191 appropriated $850,000 for sanitary sewer and $1,750,000 for water main work associated with the TH 65 project.

Public Outreach/Input

Not applicable.

Staff Recommendation

Adopt the resolution approving the MnDOT Agreement 1061429 with the State of Minnesota, Department of Transportation.

Attachment List

1. MNDOT_DOCS-#39081244-v1-90_1061429_AGR_CITY_OF_BLAINE_AND_ANOKA_COUNTY

City of Blaine

Signature Copy
Resolution: RES 26-51

Resolution Authorizing the Mayor and City Manager to Enter into a Cooperative Construction Agreement with the State of Minnesota Department of Transportation (MnDOT)

IT IS RESOLVED that the City of Blaine enter into MnDOT Agreement No. 1061429 with the State of Minnesota, Department of Transportation for the following purposes:

To provide for payment by the City to the State of the City's share of the costs of traffic signals construction, city-owned sanitary sewer and watermain and other associated construction to be performed upon, along, and adjacent to Trunk Highway No. 65 from 300 feet north of 93rd Lane to 80 feet south of 121st Avenue/Paul Parkway, 99th Avenue from 125 feet west of West Frontage Road to 265 feet east of Trunk Highway No. 65, County State Aid Highway (CSAH) No. 12 (109th Avenue from 475 feet west of Ulysses Street to 915 feet east of Baltimore Street, and on 117th Avenue from 600 feet west of Trunk Highway No. 65 to 430 feet east of Trunk Highway No. 65 according to state-prepared plans, specifications, and special provisions designated by the State Project 0208-169 (TH 65=005).

IT IS FURTHER RESOLVED that the Mayor and the City Manager are authorized to execute the Agreement and any amendments to the Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the Blaine City Council approves:

1. That the proper City officers are authorized to execute such agreement, and any amendments thereto.

2. That the Mayor and City Manager are authorized and directed to enter into an agreement which prescribes the terms and conditions of said participation as set forth and contained in the Minnesota Department of Transportation Agency Agreement No.1061429.

PASSED by the City Council of the City of Blaine this 6th day of April 2026.

MnDOT Contract No.: **1061429**
County Contract No.: **C0011633**

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
AND
CITY OF BLAINE
AND
ANOKA COUNTY
COOPERATIVE CONSTRUCTION
AGREEMENT

State Project Number (SP):	**0208-169**
Trunk Highway Number (TH):	**65=005**
State Project Number (SP):	**002-596-030**
State Project Number (SP):	**002-594-007**
State Project Number (SP):	**106-101-012**
State Project Number (SP):	**002-612-033**
State Project Number (SP):	**106-109-010**
State Aid Project Number (SAP):	**106-124-006**
State Aid Project Number (SAP):	**002-612-041**
Bridge Numbers:	**02063, 02064, 02065**
Bridge Numbers:	**02066, 02067, 02068**
Bridge Numbers:	**02072, 02069, 02070**
Federal Project Number:	**RAISE-STBG-CDS 0226(104)**
Lighting System Feed Point:	**02J6, 02J7, 02J8, 02J9**
Lighting System Feed Point:	**E, F, G, H, I**
Signal System "A" ID:	**23243443**
Signal System "D" ID:	**23212638**
Signal System "E" ID:	**23212639**
PCFS ID:	**23914116, 239141117**

City Estimated Amount Receivable
$1,043,101.23

County Estimated Amount Receivable
$120,824.50

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This Agreement is between the State of Minnesota, acting through its Commissioner of Transportation ("State"), the City of Blaine, acting through its City Council ("City"), and Anoka County, acting through its Board of Commissioners ("County").

Recitals

1. The State will perform grading, bituminous paving, roundabouts, ADA improvements, retaining walls, noise walls, signing, signals, lighting, TMS, pedestrian crosswalk flasher system, and Bridge No. 02063, No. 02064, No. 02065, No. 02066, No. 02067, No. 02068, No. 02072, No. 02069 and No. 02070 construction and other associated construction upon, along, and adjacent to Trunk Highway No 65 from 300 feet north of 93rd Lane Northeast/Cloverleaf Parkway Northeast to 80 feet south of 121st Avenue Northeast/Paul Parkway Northeast, 99th Avenue Northeast from 125 feet west of West Frontage Road to 265 feet east of Trunk Highway No. 65, County State Aid Highway (CSAH) No. 12 (109th Avenue Northeast from 475 feet west of Ulysses Street Northeast to 915 feet east of Baltimore Street Northeast, and on 117th Avenue Northeast from 600 feet west of Trunk Highway No. 65 to 430 feet east of Trunk Highway No. 65 according to State-prepared plans, specifications, and special provisions designated by the State as State Project No. 0208-169 (TH 65=005) ("Project"); and

2. The City has requested the State include in its Project grading, bituminous paving, roundabouts, ADA improvements, retaining walls, noise walls, signing, signals, lighting, TMS, pedestrian crosswalk flasher system, and Bridge No. 02063, No. 02064, No. 02065, No. 02066, No. 02067, No. 02068, No. 02072, No. 02069 and No. 02070 construction; and

3. The City requests that it perform certain aspects of the construction engineering in connection with the water main and sanitary sewer construction and the State concurs in that request; and

4. This Agreement will address the City's cost for State Project No. 002-594-007 water main and sanitary sewer work items and State Furnished Materials; and

5. The County has requested the State include in its Project grading, bituminous paving, roundabouts, ADA improvements, retaining walls, noise walls, signing, signals, lighting, TMS, pedestrian crosswalk flasher system, and Bridge No. 02063, No. 02064, No. 02065, No. 02066, No. 02067, No. 02068, No. 02072, No. 02069 and No. 02070 construction; and

6. This Agreement will address the cost for State Aid Project No. 002-612-041 Abandon Miscellaneous Structure, Conduit, and Pull Vault work items; and

7. Agreement No. 1062078 between the State and Anoka County will outline the transfer of State Federal-aid County matches consisting of Local Road Improvement Program (LRIP) funds (Local General HF669 and Local General HF670 funds) from the County to the State; and

8. Minnesota Statutes § 161.45, subdivision 2, allows for City-owned utility relocation to be included in a State construction contract, and payment by the City for such relocation according to applicable statutes and rules for utilities on trunk highways; and

9. Minnesota Statutes § 161.20, subdivision 2 authorizes the Commissioner of Transportation to make arrangements with and cooperate with any governmental authority for the purposes of constructing, maintaining, and improving the trunk highway system.

Agreement

1. Term of Agreement; Survival of Terms; Plans; Incorporation of Exhibits

1.1. ***Effective Date.*** This Agreement will be effective on the date the State obtains all signatures required by Minnesota Statutes § 16C.05, subdivision 2.

1.2. ***Expiration Date.*** This Agreement will expire when all obligations have been satisfactorily fulfilled.

1.3. ***Survival of Terms.*** All clauses which impose obligations continuing in their nature and which must survive in order to give effect to their meaning will survive the expiration or termination of this Agreement, including, without limitation, the following clauses: 3. Maintenance by the City; 4. Maintenance by the County; 6. Pedestrian Crosswalk Flasher System Power, Ownership, Operation, Maintenance, and Compliance; 13. Liability; Worker Compensation Claims; 15. State Audits; 16. Government Data Practices; 18. Governing Law; Jurisdiction; Venue; and 20. Force Majeure. The terms and conditions set forth in Article 5. Signal Systems and EVP Systems Operation and Maintenance will survive the expiration of this Agreement but may be terminated by another Agreement between the parties.

1.4. ***Plans, Specifications, and Special Provisions.*** Plans, specifications, and special provisions designated by the State as State Project No. 0208-169 (TH 65=005) are on file in the office of the Commissioner of Transportation at Saint Paul, Minnesota, and incorporated into this Agreement by reference ("Project Plans").

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1.5. ***Exhibits.*** The Preliminary Schedule "I" is on file in the office of the City Engineer, in the office of the County Engineer, and attached and incorporated into this Agreement. Exhibit "A" – Drainage Ownership and Maintenance, Exhibit B – Retaining Wall Ownership and Maintenance, Exhibit C – Noise Wall Ownership and Maintenance, Exhibit D – Lighting Ownership and Maintenance, and Exhibit G – Overhead Sign Ownership and Maintenance will be attached and incorporated into this Agreement.

2. Construction by the State

2.1. ***Contract Award.*** The State will advertise for bids and award a construction contract to the lowest responsible bidder according to the Project Plans.

2.2. ***Direction, Supervision, and Inspection of Construction.***

A. ***Supervision and Inspection by the State.*** The State will direct and supervise all construction activities performed under the construction contract, and except as provided below, perform all construction engineering and inspection functions in connection with the contract construction. All contract construction will be performed according to the Project Plans.

B. ***Construction Engineering and Inspection by the City.*** The City will assign its City Engineer or other registered professional engineer to perform construction engineering in connection with the water main and sanitary sewer construction. The engineer so assigned will act under the supervision and direction of the State and be responsible for construction inspection and control of materials for said construction. The construction will be performed according to the Project Plans and recognized and accepted practices and procedures set forth in various State manuals, including Specifications No. 1601 through and including No. 1609 in the State's current "Standard Specifications for Construction". The City will furnish other personnel, services, supplies, and equipment needed to properly carry on the construction.

i. ***Documentation of Construction Costs.*** At regular intervals after the State's contractor has started the water main and sanitary sewer construction, the City will prepare partial estimates of the construction costs according to the terms of the construction contract and immediately submit the partial estimates to the State. The City will also prepare the final estimate data for said construction and submit the final estimate to the State. Quantities listed on the partial and final estimates will be documented according to guidelines in the applicable documentation manual.

ii. ***Final Inspection of Construction.*** Upon completion of the water main and sanitary sewer construction, the City will advise the State whether or not said construction should be accepted by the State as being performed in a satisfactory manner. If the City recommends that the State not accept the construction, then the City will, as part of their recommendation, identify the specific defects in the construction and the reasons why it should not be accepted. Any recommendations made by the City are not binding on the State. The State will determine, after considering the City's recommendations, whether or not the construction has been properly performed and whether to accept or reject it.

iii. ***Inspection of Other City Participation Construction.*** The remainder of the City participation construction covered under this Agreement will be open to inspection by the City. If the City believes the City participation construction covered under this Agreement has not been properly performed or that the construction is defective, the City will inform the State District Engineer's authorized representative in writing of those defects. Any recommendations made by the City are not binding on the State. The State will have the exclusive right to determine whether the State's contractor has satisfactorily performed the City participation construction covered under this Agreement.

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2.3. ***Plan Changes, Additional Construction, Etc.***

A. The State will make changes in the Project Plans and contract construction, which may include the City and the County participation construction covered under this Agreement, and will enter into any necessary addenda and change orders with the State's contractor that are necessary to cause the contract construction to be performed and completed in a satisfactory manner. The State District Engineer's authorized representative will inform the appropriate City and County officials of any proposed addenda and change orders to the construction contract that will affect the City and the County participation construction covered under this Agreement.

B. The City or the County may request additional work or changes to the work in the plans as part of the construction contract. Such request will be made by an exchange of letter(s) with the State. If the State determines that the requested additional work or plan changes are necessary or desirable and can be accommodated without undue disruption to the Project, the State will cause the additional work or plan changes to be made.

2.4. ***Satisfactory Completion of Contract.*** The State will perform all other acts and functions necessary to cause the construction contract to be completed in a satisfactory manner.

2.5. ***Permits.***

A. The City and the County will submit to the State's Utility Engineer an original permit application for all utilities owned by the City and the County to be constructed hereunder that are upon and within the Trunk Highway Right-of-Way. Applications for permits will be made on State form "Application For Utility Permit On Trunk Highway Right-of-Way" (Form 2525).

B. The City will submit to the Minnesota Pollution Control Agency the plans and specifications for the construction or reconstruction of its sanitary sewer facilities to be performed under the construction contract and obtain, under Minnesota Statutes § 115.07 or Minnesota Rules 7001.1030, subpart 2C, either a permit or written waiver from that agency for that construction or reconstruction. The City is advised that under Minnesota Rules 7001.1040, a written application for the permit or waiver must be submitted to the Minnesota Pollution Control Agency at least 180 days before the planned date of the sanitary sewer facility construction or reconstruction.

2.6. ***Utility Adjustments.*** Adjustments to certain City and or County-owned facilities, including but not limited to, valve boxes and frame and ring castings, may be performed by the State's contractor under the construction contract. The City and or the County will furnish the contractor with new units and/or parts for those in place City and or County-owned facilities when replacements are required and not covered by a contract pay item, without cost or expense to the State or the contractor, except for replacement of units and/or parts broken or damaged by the contractor.

3. Maintenance by the City

Upon completion of the Project, the City will provide the following without cost or expense to the State:

3.1. ***Roadways.*** Maintenance of 97th Avenue Northeast, Baltimore Street Northeast, 99th Avenue Northeast, Ulysses Street Northeast (West Frontage Road) , Ulysses Street Northeast (West Frontage Road 2A), Ulysses Street Northeast (West Frontage Road 2B), 101st Avenue Northeast, 101st Avenue Northeast, 103rd Avenue Northeast, Lift Station Driveway, 104th Avenue Northeast, Ulysses Street Northeast, 105th Avenue Northeast, 103rd Way Northeast, 107th Avenue Northeast, 108th Avenue Northeast, 113th Avenue Northeast, 114th Avenue, 117th Avenue Northeast, Cloud Drive Northeast, Davenport Street Northeast, and Club West Parkway Northeast. Maintenance includes, but is not limited to, snow, ice and debris removal,

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resurfacing, seal coating, and any other maintenance activities according to accepted City maintenance practices.

3.2. ***Roundabouts on TH 65 Ramps.***

A. ***Roundabout Approaches.*** Maintenance of the 105th Avenue Northeast approaches up to the curb line of the outer circles of the TH 65 ramps and of the Ulysses Street Northeast (West Frontage Road) approaches up to the curb line of the outer circle of the TH 65 ramps. Maintenance includes, but is not limited to, snow, ice and debris removal, resurfacing, seal coating, and any other maintenance activities according to accepted City maintenance practices.

B. ***Roundabout Circle.*** Maintenance of the roundabout circles on the TH 65 ramps at 105th Avenue Northeast and on the TH 65 ramps at Ulysses Street Northeast (West Frontage Road). The State and City will provide for snow, ice and debris removal of the roadway portion of the roundabout circle in conjunction with ongoing maintenance activities of their respective roadway approaches to the roundabout circle. The State will provide for resurfacing, seal coating, and any other maintenance activities necessary to perpetuate the roadway portion of the roundabout circle in a safe and usable condition.

C. ***Roundabout Landscaping.*** Maintenance of any landscaping in the 105th Avenue Northeast, 109th Avenue Northeast (CSAH 12), and Ulysses Street Northeast (West Frontage Road) , Ulysses Street Northeast (West Frontage Road 2A), and Ulysses Street Northeast (West Frontage Road) roundabouts. Maintenance includes but is not limited to, vegetation control, litter and debris removal, removal and replacement of all dead or diseased plantings, and any other maintenance activities necessary to perpetuate the landscaping in a safe, usable, and aesthetically acceptable condition.

3.3. ***Storm Sewers.*** Routine maintenance of any storm sewer facilities construction. Routine maintenance includes, but is not limited to, removal of sediment, debris, vegetation and ice from grates and catch basins, and any other maintenance activities necessary to preserve the facilities and to prevent conditions such as flooding, erosion, or sedimentation, this also includes informing the District Maintenance Engineer of any needed repairs. Exhibit "A" – Drainage Ownership and Maintenance will define the locations of the storm sewer facilities and outline the ownership and maintenance responsibility of each agency.

3.4. ***Municipal Utilities.*** Maintenance of any municipal-owned utilities construction, without cost or expense to the State.

3.5. ***Sidewalks.*** Maintenance of any sidewalk construction within the Project area, including stamped and colored concrete sidewalk (if any) and pedestrian ramps. Maintenance includes, but is not limited to, snow, ice and debris removal, patching, crack repair, panel replacement, cross-street pedestrian crosswalk markings, vegetation control of boulevards (if any), and any other maintenance activities necessary to perpetuate the sidewalks in a safe, useable, and aesthetically acceptable condition. The City will be responsible for all snow and ice removal on the sidewalks located beneath the TH 65 mainline bridges. Snow removal operations must be performed in a manner that prevents snow from being piled, stored, or deposited against the face of the MSE walls.

The State will maintain crosswalk markings on the TH 65 ramps which intersect with City roads.

3.6. ***Trails and Shared Use Paths.*** Maintenance of any trail and shared use path construction within the Project area. Maintenance includes, but is not limited to, snow and ice control/removal, sweeping and debris removal, patching, crack repair, pavement replacement, vegetation control, signing, pavement markings, and any other maintenance activities necessary to perpetuate the trails and shared use paths in a safe and usable condition. The City will be responsible for all snow and ice removal on the trails and shared use

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paths located beneath the TH 65 mainline bridges. Snow removal operations must be performed in a manner that prevents snow from being piled, stored, or deposited against the face of the MSE walls.

3.7. ***Retaining Walls.*** Maintenance of any retaining wall construction within the Project area. Maintenance includes graffiti removal and any other maintenance activities necessary to perpetuate the walls in a safe, usable, and aesthetically acceptable condition. Exhibit "B" – Retaining Wall Ownership and Maintenance will identify each retaining wall, define their locations, and outline the ownership and maintenance responsibilities for each agency.

3.8. ***Noise Walls.*** Maintenance and ownership of the non-highway side of any noise wall construction. Maintenance includes vegetation control, graffiti removal on the non-highway side and any other maintenance activities necessary to perpetuate the walls in a safe, usable, and aesthetically acceptable condition. Exhibit "C" – Noise Wall Ownership and Maintenance will identify each noise wall, define their locations, and outline the ownership and maintenance responsibilities for each agency.

3.9. ***Lighting.*** Maintenance of lighting facilities construction. Maintenance of electrical lighting systems includes everything within the system, from the point of attachment to the power source or utility, to the last light on the feed point, including but not limited to re-lamping of lighting units or replacing of LED luminaires, repair or replacement of all damaged luminaire glassware, loose connections, luminaires when damaged or when ballasts fail, photoelectric control on luminaires, defective starter boards or drivers, damaged fuse holders, blown fuses, knocked down poles including wiring within the poles, damaged poles, pull boxes, underground wire, damaged foundations, equipment pad, installation of approved splices or replacement of wires, repair or extending of conduit, lighting cabinet maintenance including photoelectric cell, electrical distribution system, Gopher State One Call (GSOC) locates, and painting of poles and other equipment. The City will be responsible for the hook up cost and application to secure an adequate power supply to the service pad or pole and will pay all monthly electrical service expenses necessary to operate the lighting facility. Exhibit "D" – Lighting Ownership and Maintenance will identify the lighting, define their locations, and outline the ownership and maintenance responsibilities for each agency.

3.10. ***Mainline Bridges on TH 65.*** The City will be responsible for any graffiti removal on the sides and underneath the mainline bridges on TH 65 where a local roadway at no cost or responsibility to the State.

3.11. ***Pedestrian Trail Bridge No. 02072 Over TH 65.*** The State will own and be responsible for pedestrian trail Bridge No. 02072. The State will be listed as the owner in the National Bridge Inspection Standards database. The State will perform or contract bridge inspections. The City will be responsible for all minor maintenance (except those items identified below that are the State's responsibility).

A. ***City Responsibilities.*** The City will be responsible for minor maintenance. Minor maintenance includes all non-structural maintenance activities on the bridge. The City will keep the trail and bridge reasonably clear from ice, snow, litter, and debris and undertake proper and timely cleaning and ice and snow control measures when necessary; and keep the multi-use trail free and clear from ice, snow, litter and debris, in accordance with ADA standards. Ice, snow, litter, and debris removal will cover the entire bridge width without pushing ice or snow onto any roadway, trail or walkway below the bridge. The City will be responsible for pavement markings, guardrail on the local trail, graffiti removal that is visible from the local trail, and non-structurally supported signing. The City will be responsible for oversize, overweight and special use permits.

Future replacement of the bridge will be in accordance with the State's Cost Participation and Maintenance Responsibilities with Local Units of Government Manual, as amended or revised.

B. ***State Responsibilities.*** The State will perform or contract structural inspections of the bridge.The State is responsible for maintenance of all guardrails on TH 65 below the bridge. Maintenance of any

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roadway signing that is attached to the bridge for the purpose of the roadway traffic on TH 65. Maintenance of all non-ornamental fencing on the State's Trunk Highway Right-of-Way, maintenance of graffiti removal within the control of access below the bridge. The State will determine the safe load rating for the bridge. The State will provide emergency response for traffic hits and restitution from insurance companies or private parties who have damaged the bridge.

The State retains its authority to administer, issue, and regulate access permits, sign advertising permits, drainage permits, flag installation, and permits to install utilities on the State's Trunk Highway Right-of-Way.

3.12. ***Storm Water Infiltration Basins and Wet Ponds Responsibilities.***

A. ***Infiltration Basins and Wet Ponds Responsibilities.*** The City will share in the cost of future non-routine maintenance at a rate based on the ratio of contributing water volume entering into the infiltration basins and wet ponds at the time that the non-routine maintenance is required. The City's contributing water volume percentage entering into the infiltration basins and wet ponds at the time of design is outlined in the table below and on Exhibit "A" – Drainage Ownership and Maintenance.

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Infiltration Basin/Wet Pond	MnDOT Contributing Water Volume (%)	City of Blaine Contributing Water Volume (%)
97th Infiltration Basin	96	4
Frontage South Wet Pond	68	32
103rd Wet Ponds (3)	27	73
105th Wet Pond	67	33
107th Wet Pond	3	97
113th Wet Pond	41	54
113th (West) Wet Pond	96	4
114th Infiltration Basin	94	6
Cloud South Infiltration Basins	96	4
Cloud South Wet Pond	96	4
Cloud North Infiltration Basin	25	75
Cloud North Wet Pond	25	75
Paul Parkway Wet Pond	63	37
Paul Parkway Infiltration Basin	63	37
105th Wet Pond	67	33
West Frontage South Wet Pond	68	32
103rd Way Wet Pond	27	73

B. Non-routine maintenance includes, but is not limited to, removal of sediment, repair of major erosion problems, major structure and entrance pipe repair, and any other non-routine maintenance activities

necessary to preserve the facilities and to prevent conditions such as flooding, erosion, sedimentation, or accelerated deterioration of the facilities. The State and the City may enter into a separate agreement to define additional responsibilities for maintenance of the infiltration basins and wet ponds. Exhibit "A" – Drainage Ownership and Maintenance will identify the storm sewers, filtration basins, and wet ponds, define their locations, and outline the ownership for each agency.

i. The City will share in all responsibilities, obligations, and liabilities arising out of or by reason of the drainage collecting into and being discharged from the infiltration basins and wet ponds. The City will share such responsibilities, obligations, and liabilities at a rate based on the ratio of contributing water volume entering into the infiltration basins and wet ponds as referenced in the previous paragraph; however, contributing water volume ratios may change based on development and alteration of land use in the vicinity.

3.13. ***Additional Drainage.*** No party to this Agreement will drain any additional drainage volume into the storm sewer facilities constructed under the construction contract that was not included in the drainage for which the storm sewer facilities were designed, without first obtaining written permission to do so from the owner of the storm sewer facilities. The drainage areas served by the storm sewer facilities constructed under the construction contract are shown in a drainage area map, Exhibit "Drainage Area", which is on file in the office of the State's District Hydraulics Engineer in Roseville and is incorporated into this Agreement by reference.

3.14. ***Future Responsibilities.*** Upon completion of 97th Avenue Northeast, Baltimore Street Northeast, 99th Avenue Northeast, Ulysses Street Northeast (West Frontage Road) , Ulysses Street Northeast (West Frontage Road 2A), Ulysses Street Northeast (West Frontage Road 2B), 101st Avenue Northeast, 101st Avenue Northeast, 103rd Avenue Northeast, Lift Station Driveway, 104th Avenue Northeast, Ulysses Street Northeast, 105th Avenue Northeast, 103rd Way Northeast, 107th Avenue Northeast, 108th Avenue Northeast, 113th Avenue Northeast, 114th Avenue, 117th Avenue Northeast, Cloud Drive Northeast, Davenport Street Northeast, and Club West Parkway Northeast construction, any sidewalk construction with the exception of CSAH 12 (109th Avenue Northeast), any City owned storm sewer (See Exhibit "A" – Storm Sewer Ownership and Maintenance), 109th Infiltration Basins (See Exhibit "A" – Storm Sewer Ownership and Maintenance, any trails and shared use paths, any City owned retaining walls (see Exhibit "B" – Retaining Wall Ownership and Maintenance for retaining walls on State Trunk Highway Right-of-Way), Any City owned noise walls (Exhibit "C" – Noise Wall Ownership and Maintenance for noise walls located on State Trunk Highway Right-of-Way), any City owned lighting (see Exhibit "D" – Lighting Ownership and Maintenance for lighting located on State Trunk Highway Right-of-Way), Signal System "G", any City owned wet ponds or infiltration basins (see Exhibit "A" – Drainage Ownership and Maintenance for wet ponds or infiltration basins located on State Trunk Highway Right-of-Way), the City will accept full and total responsibility and all obligations and liabilities arising out of or by reason of the use, operation, maintenance, repair, and reconstruction of any of roadway, sidewalk, storm sewer, trails and shared use paths, retaining walls, noise walls, lighting, and wet ponds and infiltration basins, and all of the facilities constructed referenced in Article 3.13 and as part of this Agreement, without cost or expense to the State.

3.15. ***Release and Conveyance of Roadways.*** Upon completion of the Ulysses Street Northeast (West Frontage Road including West Frontage Road 2A and 2B) construction, the State will serve upon the City a "Notice of Release" placing those roadway portions under the jurisdiction of the City; and subsequent thereto, after all required documents have been prepared and processed, the State will convey to the City all right, title and interest of the State in those roadway portions. Upon receipt of that "Notice of Release," the City will become the road authority responsible for the roadway portions so released.

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4. Maintenance by the County

Upon completion of the Project, the County will provide the following without cost or expense to the State:

4.1. ***Roadways.*** Maintenance of CSAH 12. Maintenance includes, but is not limited to, snow, ice and debris removal, resurfacing, seal coating, and any other maintenance activities according to accepted County maintenance practices.

4.2. ***Roundabout on TH 65 ramps.***

A. ***Roundabout Approaches.*** Maintenance of the CSAH 12 (109th Avenue Northeast) approaches up to the curb line of the outer circles of the TH 65 ramps. Maintenance includes, but is not limited to, snow, ice and debris removal, resurfacing, seal coating, and any other maintenance activities according to accepted County maintenance practices.

B. ***Roundabout Circle.*** Maintenance of the roundabout circles on the TH 65 ramps and Ulysses Street Northeast (West Frontage Road) at CSAH 12 (109th Avenue Northeast). The State and County will provide for snow, ice and debris removal of the roadway portion of the roundabout circle in conjunction with ongoing maintenance activities of their respective roadway approaches to the roundabout circle. The State will provide for resurfacing, seal coating, and any other maintenance activities necessary to perpetuate the roadway portion of the roundabout circle in a safe and usable condition.

4.3. ***Storm Sewers.*** Routine maintenance and ownership of any storm sewer facilities construction. Routine maintenance includes, but is not limited to, removal of sediment, debris, vegetation and ice from grates and catch basins, and any other maintenance activities necessary to preserve the facilities and to prevent conditions such as flooding, erosion, or sedimentation, this also includes informing the District Maintenance Engineer of any needed repairs. Exhibit "A" – Drainage Ownership and Maintenance will define the locations of the storm sewer facilities and outline the ownership and maintenance responsibility of each agency.

4.4. ***Sidewalks.*** The State will maintain crosswalk markings on the Trunk Highway at ramps which intersect with County roads. The County will be responsible for all snow and ice removal on the sidewalks located beneath the TH 65 mainline bridges. Snow removal operations must be performed in a manner that prevents snow from being piled, stored, or deposited against the face of the MSE walls.

4.5. ***Retaining Walls.*** Maintenance and ownership of any retaining wall construction within the Project area. Maintenance includes graffiti removal and any other maintenance activities necessary to perpetuate the walls in a safe, usable, and aesthetically acceptable condition. Exhibit "B" – Retaining Wall Ownership and Maintenance will identify each retaining wall, define their locations, and outline the ownership and maintenance responsibilities for each agency.

4.6. ***Noise Walls.*** Maintenance and ownership of the non-highway side of any noise wall construction. Maintenance includes vegetation control, graffiti removal on the non-highway side and any other maintenance activities necessary to perpetuate the walls in a safe, usable, and aesthetically acceptable condition. Exhibit "C" – Noise Wall Ownership and Maintenance will identify each noise wall, define their locations, and outline the ownership and maintenance responsibilities for each agency.

4.7. ***Lighting.*** Maintenance and ownership of lighting facilities construction. Maintenance of electrical lighting systems includes everything within the system, from the point of attachment to the power source or utility, to the last light on the feed point, including but not limited to re-lamping of lighting units or replacing of LED luminaires, repair or replacement of all damaged luminaire glassware, loose connections, luminaires when damaged or when ballasts fail, photoelectric control on luminaires, defective starter

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boards or drivers, damaged fuse holders, blown fuses, knocked down poles including wiring within the poles, damaged poles, pull boxes, underground wire, damaged foundations, equipment pad, installation of approved splices or replacement of wires, repair or extending of conduit, lighting cabinet maintenance including photoelectric cell, electrical distribution system, Gopher State One Call (GSOC) locates, and painting of poles and other equipment. The City will be responsible for the hook up cost and application to secure an adequate power supply to the service pad or pole and will pay all monthly electrical service expenses necessary to operate the lighting facility. Exhibit "D" – Lighting Ownership and Maintenance will identify the lighting, define their locations, and outline the ownership and maintenance responsibilities for each agency.

4.8. ***Mainline Bridges on TH 65.*** The County will be responsible for any graffiti removal on the sides and underneath the mainline bridges on TH 65 where a local roadway at no cost or responsibility to the State.

4.9. ***Storm Water Wet Ponds Responsibilities.***

A. ***113th Wet Pond Responsibilities.*** The County will share in the cost of future non-routine maintenance at a rate based on the ratio of contributing water volume entering into the wet pond at the time that the non-routine maintenance is required. The County's contributing water volume entering into the wet pond at the time of design is 5 Percent and is outlined on Exhibit "A" – Drainage Ownership and Maintenance. Non-routine maintenance includes, but is not limited to, removal of sediment, repair of major erosion problems, major structure and entrance pipe repair, and any other non-routine maintenance activities necessary to preserve the facilities and to prevent conditions such as flooding, erosion, sedimentation, or accelerated deterioration of the facilities. The State and the County may enter into a separate agreement to define additional responsibilities for maintenance of the wet pond. Exhibit "A" – Drainage Ownership and Maintenance will identify the storm sewers, filtration basins, and wet ponds, define their locations, and outline the ownership for each agency.

i. The County will share in all responsibilities, obligations, and liabilities arising out of or by reason of the drainage collecting into and being discharged from the wet pond. The County will share such responsibilities, obligations, and liabilities at a rate based on the ratio of contributing water volume entering into the wet pond as referenced in the previous paragraph; however, contributing water volume ratios may change based on development and alteration of land use in the vicinity.

4.10. ***Additional Drainage.*** No party to this Agreement will drain any additional drainage volume into the storm sewer facilities constructed under the construction contract that was not included in the drainage for which the storm sewer facilities were designed, without first obtaining written permission to do so from the owner of the storm sewer facilities. The drainage areas served by the storm sewer facilities constructed under the construction contract are shown in a drainage area map, Exhibit "Drainage Area", which is on file in the office of the State's District Hydraulics Engineer in Roseville and is incorporated into this Agreement by reference.

4.11. ***Future Responsibilities.*** Upon completion of CSAH 12 (109th Avenue Northeast), CSAH 12 (109th Avenue Northeast) and Ulysses Street Northeast roundabout), any sidewalk on CSAH 12 (109th Avenue Northeast), any County owned storm sewer (See Exhibit "A" – Storm Sewer Ownership and Maintenance), any trails and shared use paths, any County owned retaining walls (see Exhibit "B" – Retaining Wall Ownership and Maintenance for retaining walls on State Trunk Highway Right-of-Way), Any County owned noise walls (Exhibit "C" – Noise Wall Ownership and Maintenance for noise walls located on State Trunk Highway Right-of-Way), any County owned lighting (see Exhibit "D" – Lighting Ownership and Maintenance for lighting located on State Trunk Highway Right-of-Way), Signal System "F", CSAH 12 Pedestrian Crosswalk Flasher System, any County owned wet ponds or infiltration basins (see Exhibit "A" – Drainage Ownership

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and Maintenance for wet ponds or infiltration basins located on State Trunk Highway Right-of-Way), the County will accept full and total responsibility and all obligations and liabilities arising out of or by reason of the use, operation, maintenance, repair, and reconstruction of any of roadway, sidewalk, storm sewer, trails and shared use paths, retaining walls, noise walls, lighting, and wet ponds and infiltration basins, Signal System "F", the CSAH 12 (109th Avenue Northeast) and Ulysses Street Northeast Pedestrian Crosswalk Flasher System, and all of the facilities constructed referenced in Article 3.13 and as part of this Agreement, without cost or expense to the State.

5. Signal Systems and EVP Systems Operation and Maintenance

Operation and maintenance responsibilities will be as follows for Signal System "A" and the EVP System on TH 65 (northbound) at 99th Avenue Northeast (east ramps), Signal System "D" and the EVP System on TH 65 (southbound) at 117th Avenue/Cloud Drive (west ramps), and for Signal System "E" and the EVP System on TH 65 (northbound) at 117th Avenue/Cloud Drive (east ramps). Signal System "A", "D", and "E" will be connected to the RMTC fiber network.

5.1. ***City Responsibilities.***

A. ***Power.*** The City will be responsible for the hook-up cost and application to secure an adequate power supply to the service pads or poles and will pay all monthly electrical service expenses necessary to operate the Signal Systems and EVP Systems.

B. ***Minor Signal System Maintenance.*** The City will provide for the following, without cost to the State.

i. Maintain the signal pole mounted LED luminaires, including replacing the luminaires when necessary. The LED luminaire must be replaced when it fails or when light levels drop below recommended AASHTO levels for the installation.

ii. Replace the Signal Systems LED indications. Replacing LED indications consists of replacing each LED indication when it reaches end of life per the MnDOT Traffic Engineering Manual or fails or no longer meets Institute of Traffic Engineers (ITE) standards for light output.

iii. Clean the Signal Systems controller cabinet and service cabinet exteriors.

iv. Clean the Signal Systems and luminaire mast arm extensions.

v. Paint and maintain the cross-street pedestrian crosswalk markings.

5.2. ***State Responsibilities.***

A. ***Interconnect; Timing; Other Maintenance.*** The State will maintain the signing and perform all other Signal System, APS, and signal pole luminaire circuit maintenance without cost to the City. All Signal System timing will be determined by the State, and no changes will be made without the State's approval.

B. ***EVP Systems Operation.*** The EVP Systems will be installed, operated, maintained, and removed according to the following conditions and requirements:

i. All maintenance of the EVP Systems must be done by State forces.

ii. Emitter units may be installed only on authorized emergency vehicles, as defined in Minnesota Statutes § 169.011, Subdivision 3. Authorized emergency vehicles may use emitter units only when responding to an emergency. The City will provide the State's District Engineer or their designated representative a list of all vehicles with emitter units, if requested by the State.

iii. Malfunction of the EVP Systems must be reported to the State immediately.

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iv. In the event the EVP Systems or its components are, in the opinion of the State, being misused or the conditions set forth in Paragraph ii. above are violated, and such misuse or violation continues after the City receives written notice from the State, the State may remove the EVP Systems. Upon removal of the EVP Systems pursuant to this Paragraph, all of its parts and components become the property of the State.

v. All timing of the EVP Systems will be determined by the State.

5.3. ***Right-of-Way Access.*** Each party authorizes the other party to enter upon their respective public right-of-way to perform the maintenance activities described in this Agreement.

6. Pedestrian Crosswalk Flasher Systems Power, Ownership, Operation, Maintenance, and Compliance

Power, ownership, operation, maintenance, and compliance responsibilities will be as follows for the new Pedestrian Crosswalk Flasher Systems on CSAH 12 (109th Avenue Northeast) underneath TH 65 Bridge No. 02067.

6.1. ***Power.*** The County will be responsible for the hook-up cost and application to secure an adequate power supply to the service pad or pole and will pay all monthly service expenses necessary to operate the Pedestrian Crosswalk Flasher Systems.***Ownership, Operation, and Maintenance.*** Upon completion of this Project, the County will own the Pedestrian Crosswalk Flasher Systems. The County will operate and maintain the Pedestrian Crosswalk Flasher Systems, perform all Gopher State One Call locating, and be responsible for future system replacement, all at the County's cost and expense. The maintenance includes, but is not limited to, snow, ice, and debris removal at the pedestrian landings and ramps, associated signing, crosswalk pavement markings, and lighting without cost or expense to the State. The County will perform all system maintenance in a timely manner.***Compliance.*** The County will also be responsible for replacement or upgrades to meet compliance with current and future ADA requirements without cost or expense to the State. If the County fails to comply with the maintenance terms or ADA requirements, or if a safety issue develops, the State may require the County to remove the Pedestrian Crosswalk Flasher System or the State may remove it at the County's cost.***Right-of-Way Access.*** The County will submit to the State form "Application for Miscellaneous Work on Trunk Highway Right-of-Way" (Form 1723) in order to perform trunk highway pedestrian crosswalk marking maintenance as described in Article 8.2.**Basis of City Cost**

7.1. ***Schedule "I"***The Preliminary Schedule "I" includes anticipated City participation construction items and State Furnished Materials lump sum amounts covered under this Agreement and is based on engineer's estimated unit prices.

7.2. ***City Participation Construction.*** The City will participate in the following at the percentages indicated. The construction includes the City's proportionate share of item costs for Mobilization, Field Office, Field Laboratory and Traffic Control.

A. 100 Percent will be the City's rate of cost participation in all of the State Project No. 0208-169 and 002-594-007 water main and sanitary sewer work construction. The construction includes, but is not limited to, those construction items tabulated on Sheet No. 41 and No. 42 of the Preliminary Schedule "I".

7.3. ***State Furnished Materials.*** The State will furnish three (3) ATC Cabinet 350, three (3) PTZ Cameras, and three (3) Fibers Accessories ("State Furnished Materials"), according to the Project Plans, to operate the traffic control signal systems covered under this Agreement. The City's lump sum share for State Furnished Materials is **$97,989.15**. The City's cost share for State Furnished Materials will be added to the City's total construction cost share as shown in the Schedule "I".

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7.4. ***Plan Changes, Additional Construction, Etc.*** The City will share in the costs of construction contract addenda and change orders that are necessary to complete the City participation construction covered under this Agreement, including any City requested additional work and plan changes.

The State reserves the right to invoice the City for the cost of any additional City requested work and plan changes, construction contract addenda, change orders, and associated construction engineering (if any) before the completion of the contract construction.

7.5. ***Liquidated Damages.*** All liquidated damages assessed the State's contractor in connection with the construction contract will result in a credit shared by each party in the same proportion as their total construction cost share covered under this Agreement is to the total contract construction cost before any deduction for liquidated damages.

8. City Cost and Payment by the City

8.1. ***City Cost.*** **$1,043,101.23** is the City's estimated share of the costs of the contract construction, State Furnished Materials cost share as shown in the Preliminary Schedule "I". The Preliminary Schedule "I" was prepared using anticipated construction items and estimated quantities and unit prices and may include any credits or lump sum costs. Upon award of the construction contract, the State will prepare a Revised Schedule "I" based on construction contract construction items, quantities, and unit prices, which will replace and supersede the Preliminary Schedule "I" as part of this Agreement.

8.2. ***Conditions of Payment.*** The City will pay the State the City's total estimated construction share, as shown in the Revised Schedule "I", after the following conditions have been met:

A. Execution of this Agreement and transmittal to the City, including a copy of the Revised Schedule "I".

B. The City's receipt of a written request from the State for the advancement of funds.

8.3. ***Acceptance of the City's Cost and Completed Construction.*** The computation by the State of the amount due from the City will be final, binding and conclusive. Acceptance by the State of the completed contract construction will be final, binding, and conclusive upon the City as to the satisfactory completion of the contract construction.

8.4. ***Final Payment by the City.*** Upon completion of all contract construction and upon computation of the final amount due the State's contractor, the State will prepare a Final Schedule "I" and submit a copy to the City. The Final Schedule "I" will be based on final quantities, and include all City participation construction items and the construction engineering (if any) cost share covered under this Agreement. If the final cost of the City participation construction exceeds the amount of funds advanced by the City, the City will pay the difference to the State without interest. If the final cost of the City participation construction is less than the amount of funds advanced by the City, the State will refund the difference to the City without interest.

The State and the City waive claims for any payments or refunds less than $5.00 according to Minnesota Statutes § 15.415.

9. Basis of County Cost

9.1. ***Schedule "I".*** The Preliminary Schedule "I" includes anticipated County participation construction items covered under this Agreement and is based on engineer's estimated unit prices.

9.2. ***County Participation Construction.*** The County will participate in the following at the percentages indicated. The construction includes the County's proportionate share of item costs for Mobilization, Field Office, Field Laboratory and Traffic Control.

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A. 100 Percent will be the County's rate of cost participation in all of the State Aid Project No. 002-612-041 Abandon Miscellaneous Structure, Conduit, and Pull Vault work items construction. The construction includes, but is not limited to, those construction items tabulated on Sheet No. 43 of the Preliminary Schedule "I".

9.3. ***Plan Changes, Additional Construction, Etc.*** The County will share in the costs of construction contract addenda and change orders that are necessary to complete the County participation construction covered under this Agreement, including any County requested additional work and plan changes.

The State reserves the right to invoice the County for the cost of any additional County requested work and plan changes, construction contract addenda, change orders, and associated construction engineering (if any) before the completion of the contract construction.

9.4. ***Liquidated Damages.*** All liquidated damages assessed the State's contractor in connection with the construction contract will result in a credit shared by each party in the same proportion as their total construction cost share covered under this Agreement is to the total contract construction cost before any deduction for liquidated damages.

10. County Cost and Payment by the County

10.1. ***County Cost.*** **$120,824.50** is the County's estimated share of the costs of the contract construction as shown in the Preliminary Schedule "I". The Preliminary Schedule "I" was prepared using anticipated construction items and estimated quantities and unit prices and may include any credits or lump sum costs. Upon award of the construction contract, the State will prepare a Revised Schedule "I" based on construction contract construction items, quantities, and unit prices, which will replace and supersede the Preliminary Schedule "I" as part of this Agreement.

10.2. ***Conditions of Payment.*** The County will pay the State the County's total estimated construction, as shown in the Revised Schedule "I", after the following conditions have been met:

A. Execution of this Agreement and transmittal to the County, including a copy of the Revised Schedule "I".

B. The County's receipt of a written request from the State for the advancement of funds.

10.3. ***Acceptance of the County's Cost and Completed Construction.*** The computation by the State of the amount due from the County will be final, binding and conclusive. Acceptance by the State of the completed contract construction will be final, binding, and conclusive upon the County as to the satisfactory completion of the contract construction.

10.4. ***Final Payment by the County.*** Upon completion of all contract construction and upon computation of the final amount due the State's contractor, the State will prepare a Final Schedule "I" and submit a copy to the County. The Final Schedule "I" will be based on final quantities, and include all County participation construction items and the construction engineering (if any) cost share covered under this Agreement. If the final cost of the County participation construction exceeds the amount of funds advanced by the County, the County will pay the difference to the State without interest. If the final cost of the County participation construction is less than the amount of funds advanced by the County, the State will refund the difference to the County without interest.

The State and the County waive claims for any payments or refunds less than $5.00 according to Minnesota Statutes § 15.415.

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11. Authorized Representatives

Each party's Authorized Representative is responsible for administering this Agreement and is authorized to give and receive any notice or demand required or permitted by this Agreement.

11.1. The State's Authorized Representative will be:

Name, Title: Malaki Ruranika, Cooperative Agreements Engineer (or successor)
Address: 395 John Ireland Boulevard, Mailstop 682, Saint Paul, MN 55155
Telephone: (651) 366-4634
Email: malaki.ruranika@state.mn.us

11.2. The City's Authorized Representative will be:

Name, Title: Dan Schluender, City Engineer (or successor)
Address: 10801 Town Square Drive NE, Blaine, MN 55449
Telephone: (763) 785-6158
Email: dschluender@blainmn.gov

11.3. The County's Authorized Representative will be:

Name, Title: Joe MacPherson, County Engineer (or successor)
Address: 1440 Bunker Lake Boulevard NW, Andover, MN 55304
Telephone: (763) 324-3199
Email: joe.macpherson@snokacountymn.gov

12. Assignment; Amendments; Waiver; Contract Complete

12.1. ***Assignment.*** No party may assign or transfer any rights or obligations under this Agreement without the prior consent of the other party and a written assignment agreement, executed and approved by the same parties who executed and approved this Agreement, or their successors in office. The foregoing does not prohibit the City or the County from contracting with a third-party to perform City or County maintenance responsibilities covered under this Agreement.

12.2. ***Amendments.*** Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Agreement, or their successors in office.

12.3. ***Waiver.*** If a party fails to enforce any provision of this Agreement, that failure does not waive the provision or the party's right to subsequently enforce it.

12.4. ***Contract Complete.*** This Agreement contains all prior negotiations and agreements between the State, the City, and the County. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

13. Liability; Worker Compensation Claims

13.1. Each party is responsible for its own acts, omissions and the results thereof to the extent authorized by law and will not be responsible for the acts and omissions of others and the results thereof. Minnesota Statutes § 3.736 and other applicable law govern liability of the State. Minnesota Statutes Chapter 466 and other applicable law govern liability of the City and the County.

13.2. Each party is responsible for its own employees for any claims arising under the Workers Compensation Act.

90% DRAFT

14. Nondiscrimination

Provisions of Minnesota Statutes § 181.59 and of any applicable law relating to civil rights and discrimination are considered part of this Agreement.

15. State Audits

Under Minnesota Statutes § 16C.05, subdivision 5, the City's and the County's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the State and the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this Agreement.

16. Government Data Practices

The City, County, and State must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the City and the County under this Agreement. The civil remedies of Minnesota Statutes §13.08 apply to the release of the data referred to in this clause by either the City, the County, or the State.

17. Telecommunications Certification

By signing this Agreement, the City and the County certify that, consistent with Section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. 115-232 (Aug. 13, 2018), and 2 CFR 200.216, the City and the County will not use funding covered by this Agreement to procure or obtain, or to extend, renew, or enter into any contract to procure or obtain, any equipment, system, or service that uses "covered telecommunications equipment or services" (as that term is defined in Section 889 of the Act) as a substantial or essential component of any system or as critical technology as part of any system. The City and the County will include this certification as a flow down clause in any contract related to this Agreement.

18. Governing Law; Jurisdiction; Venue

Minnesota law governs the validity, interpretation, and enforcement of this Agreement. Venue for all legal proceedings arising out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

19. Termination; Suspension

19.1. ***By Mutual Agreement.*** This Agreement may be terminated by mutual agreement of the parties.

19.2. ***Termination for Insufficient Funding.*** The State may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the performance of contract construction under the Project. Termination must be by written or fax notice to the City and the County.

19.3. ***Suspension.*** In the event of a total or partial government shutdown, the State may suspend this Agreement and all work, activities, and performance of work authorized through this Agreement.

20. Force Majeure

No party will be responsible to the other for a failure to perform under this Agreement (or a delay in performance) if such failure or delay is due to a force majeure event. A force majeure event is an event beyond a party's reasonable control, including but not limited to, unusually severe weather, fire, floods, other acts of God, labor disputes, acts of war or terrorism, or public health emergencies.

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CITY OF BLAINE

The undersigned certify that they have lawfully executed this contract on behalf of the Governmental Unit as required by applicable charter provisions, resolutions, or ordinances.

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

90% DRAFT

INCLUDE COPY OF RESOLUTION APPROVING THE AGREEMENT AND AUTHORIZING ITS EXECUTION.

MnDOT Contract No.: **1061429**
County Contract No.: **C0011633**

ANOKA COUNTY

The undersigned certify that they have lawfully executed this contract on behalf of the Governmental Unit as required by applicable charter provisions, resolutions, or ordinances.

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

DEPARTMENT OF TRANSPORTATION

Recommended for Approval:

By: _____
(District Engineer)

Date: _____

Approved:

By: _____
(State Design Engineer)

Date: _____

COMMISSIONER OF ADMINISTRATION

By: _____
(With Delegated Authority)

Date: _____

INCLUDE COPY OF RESOLUTION APPROVING THE AGREEMENT AND AUTHORIZING ITS EXECUTION.

90% DRAFT

PRELIMINARY SCHEDULE "I"
Agreement No. 1061429
City of Blaine and Anoka County

SP 0208-169 (TH 65=005) Preliminary: January 27, 2026
FP RAISE-STBG-CDS 0226(104)
SP 106-101-012, SP 002-596-030
SP 002-594-007, SP 002-612-033
SP 002-612-041, SP 106-109-010
SAP 106-124-006, SAP 002-612-041

grading, bituminous paving, roundabouts, ADA improvements, retaining walls, noise walls, signing, signals, lighting, TMS,
pedestrian crosswalk flasher system, and Bridge No. 02063, No. 02064, No. 02065, No. 02066, No. 02067, No. 02068, No. 02072, No. 02069 and No. 02070
construction to start approximately May 2026 under State Contract No. ____ with ____
located on Trunk Highway No 65 from 300 feet north of 93rd Lane Northeast / Cloverleaf Parkway Northeast to 80 feet south of 121st Avenue Northeast / Paul Parkway Northeast
located on 99th Avenue Northeast from 125 feet west of West Frontage Road to 265 feet east of Trunk Highway No. 65
located on County State Aid Highway No. 12 (109th Avenue Northeast from 475 feet west of Ulysses Street Northeast to 915 feet east of Baltimore Street Northeast
located on 117th Avenue Northeast from 600 feet west of Trunk Highway No. 65 to 430 feet east of Trunk Highway No. 65

CITY COST PARTICIPATION	
Water Main and Sanitary Sewer Work Items From Sheet No. 42	945,112.08
State Furnished Materials From Sheet No. 43	97,989.15
(1) **Total City Cost**	**$1,043,101.23**

COUNTY COST PARTICIPATION	
Work Items From Sheet No. 43	120,824.50
(2) **Total County Cost**	**$120,824.50**

(1) Amount of advance payment as described in Article 8 of the Agreement (estimated amount)
(2) Amount of advance payment as described in Article 10 of the Agreement (estimated amount)

Data is considered Non-public prior to project award under the
Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

NOTE G - (7) 100% LOCAL GENERAL FUNDS HF669 (CAPPED), REMAINDER 100% CITY OF BLAINE FUNDS
(P) = PLAN QUANTITY

1061429

ITEM NUMBER	SP 0208-169 AND SP 002-594-007 WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (7)
2504.603	6" WATERMAIN DUCTILE IRON CL 52	LIN FT	382.00	82.56	31,537.92
2504.603	6" PVC WATERMAIN	LIN FT	543.00	82.56	44,830.08
2504.603	8" PVC WATERMAIN	LIN FT	1,558.00	101.16	157,607.28
2504.603	10" PVC WATERMAIN	LIN FT	334.00	125.95	42,067.30
2504.603	16" PVC WATERMAIN	LIN FT	100.00	186.72	18,672.00
2504.603	18" PVC WATERMAIN	LIN FT	4.00	227.69	910.76
2504.603	20" PVC WATERMAIN	LIN FT	8,683.00	262.58	2,279,982.14
2504.603	24" PVC WATERMAIN	LIN FT	40.00	300.00	12,000.00
2504.603	20" STEEL CASING PIPE (JACKED)	LIN FT	250.00	1,561.19	390,297.50
2504.603	24" STEEL CASING PIPE (JACKED)	LIN FT	192.00	1,790.21	343,720.32
2504.603	36" STEEL CASING PIPE(JACKED)	LIN FT	210.00	2,098.25	440,632.50
2504.604	4" POLYSTYRENE INSULATION	SQ YD	130.00	65.00	8,450.00
2504.608	DUCTILE IRON FITTINGS	POUND	22,175.00	23.22	514,903.50
2506.502	CASTING ASSEMBLY	EACH	4.00	1,091.30	4,365.20
2506.602	CONST DRAINAGE STRUCTURE DESIGN SPEC 7	EACH	36.00	8,763.00	315,468.00
2506.602	ADJUST FRAME & RING CASTING (SPECIAL)	EACH	13.00	816.81	10,618.53
2506.603	CONSTRUCT DRAINAGE STRUCTURE DES SPEC 6	LIN FT	359.00	743.72	266,995.48
2506.603	CONSTRUCT 6" INSIDE DROP	LIN FT	24.00	703.96	16,895.04
2506.603	CONSTRUCT 8" INSIDE DROP	LIN FT	9.00	1,180.14	10,621.26
2563.601	TRAFFIC CONTROL	LUMP SUM	0.05	675,250.00	33,762.50
				TOTAL	$8,997,112.08
	(7) **100% LOCAL GENERAL***	**$8,052,000.00**		CAPPED	$8,052,000.00
				REMAINING	$945,112.08
	100% CITY OF BLAINE**	**$945,112.08**			$1,000,000.00
	**Anoka County Partnership Agreement No. 1062078*				
	***City of Blaine and Anoka County Agreement No. 1061429*				

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Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

NOTE H - (8) 100% ANOKA COUNTY FUNDS
(P) = PLAN QUANTITY

1061429

ITEM NUMBER	SAP 002-612-041 WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (8)
2021.501	MOBILIZATION	LUMP SUM	0.01	8,300,000.00	83,000.00
2031.502	FIELD OFFICE	EACH	0.01	160,000.00	1,600.00
2031.502	FIELD LABORATORY	EACH	0.01	60,000.00	600.00
2104.502	ABANDON MISCELLEANOUS STRUCTURE	EACH	1.00	6,000.00	6,000.00
2550.503	1.5" NON-METALLIC CONDUIT	LIN FT	2,700.00	5.36	14,472.00
2550.602	PULL VAULT	EACH	3.00	2,800.00	8,400.00
2563.601	TRAFFIC CONTROL	LUMP SUM	0.01	675,250.00	6,752.50
				TOTAL	$120,824.50
	(8) **100% ANOKA COUNTY****	**$120,824.50**			
	***City of Blaine and Anoka County Agreement No. 1061429*				

50% STATE, 50% CITY OF BLAINE

ITEM NUMBER	SAP 0208-169 STATE FURNISHED MATERIALS	UNIT	QUANTITY	UNIT PRICE	COST (9)
	SIGNAL SYSTEM A, D, AND E - ATC CABINET 350	EACH	3.00	58,841.46	176,524.38
	SIGNAL SYSTEM A, D, AND E - PTZ CAMERA	EACH	3.00	5,207.36	15,622.08
	SIGNAL SYSTEM A, D, AND E - FIBER ACCESSORIES	EACH	3.00	1,277.28	3,831.84
				TOTAL	$195,978.30
	(9) 50% STATE	$97,989.15			
	50% CITY OF BLAINE**	**$97,989.15**			
	***City of Blaine and Anoka County Agreement No. 1061429*				

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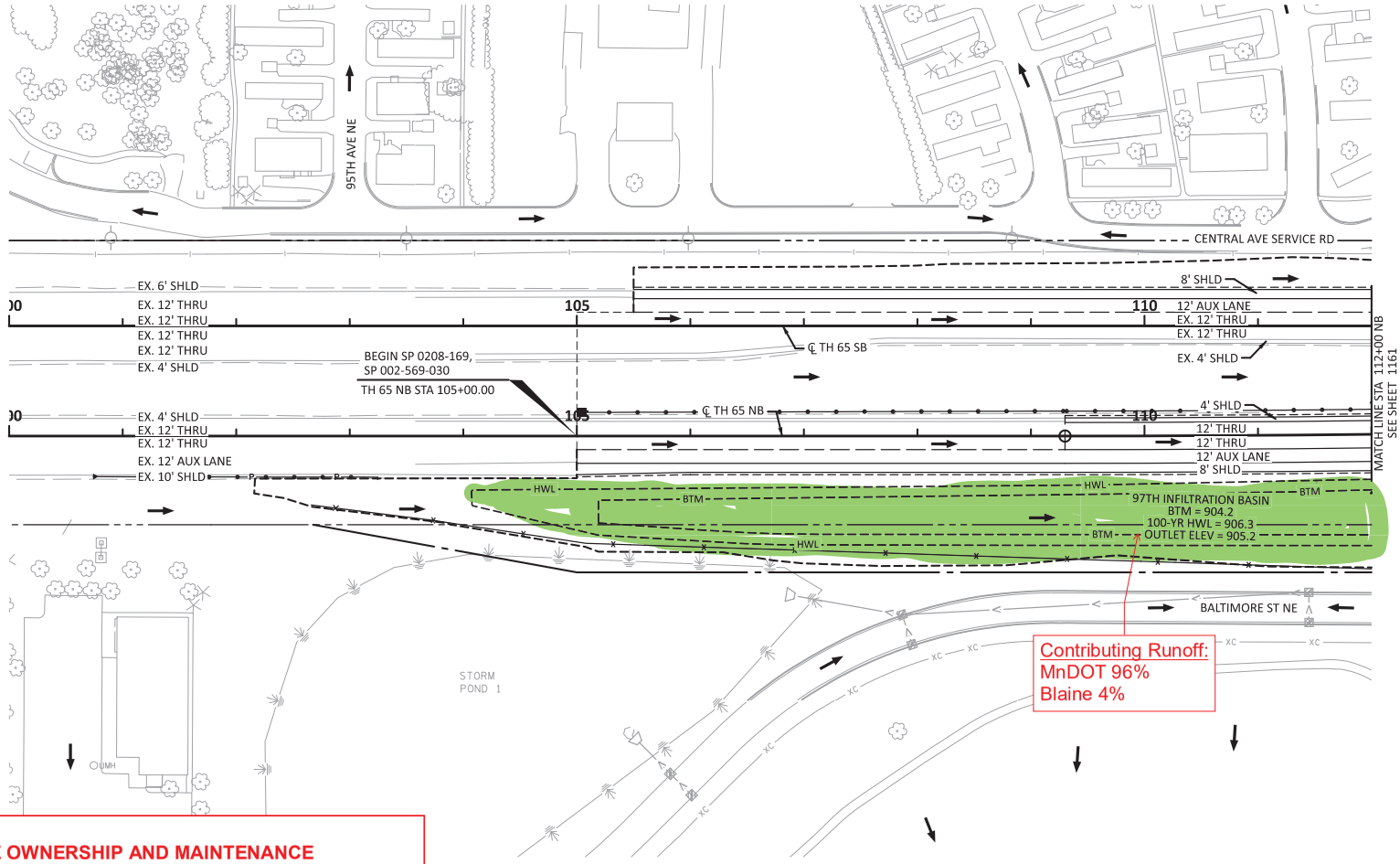

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 1 of 27
CITY OF BLAINE

[ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[ ] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[ ] MNDOT OWNERSHIP AND MAINTENANCE

Each agency will be responsible for major maintenance cost-share based on contributing runoff rates.

LEGEND

- RETAINING WALL
- CONSTRUCTION LIMITS
- CCWD FLOODPLAIN LIMITS
- WETLAND DELINEATION - AREA OF ENVIRONMENTAL SENSITIVITY
- EXISTING R/W
- PROPOSED R/W
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
- PROPOSED PIPE CULVERT
- PROPOSED STORM SEWER PIPE
- PROPOSED CATCH BASIN / DROP INLET
- PROPOSED MANHOLE
- PROPOSED APRON
- PROPOSED STRUCTURE ID
- INPLACE STRUCTURE ID
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- PROPOSED GUIDE POST TYPE B
- PROPOSED RANDOM RIPRAP
- SURFACE FLOW ARROW
- RECONSTRUCT DRAINAGE STRUCTURE
- CONNECT TO EXISTING STORM SEWER
- ADJUST FRAME AND RING CASTING
- CONNECT INTO EXISTING DRAINAGE STRUCTURE
- CONNECT TO INPLACE CULVERT (INCIDENTAL)

NOTES

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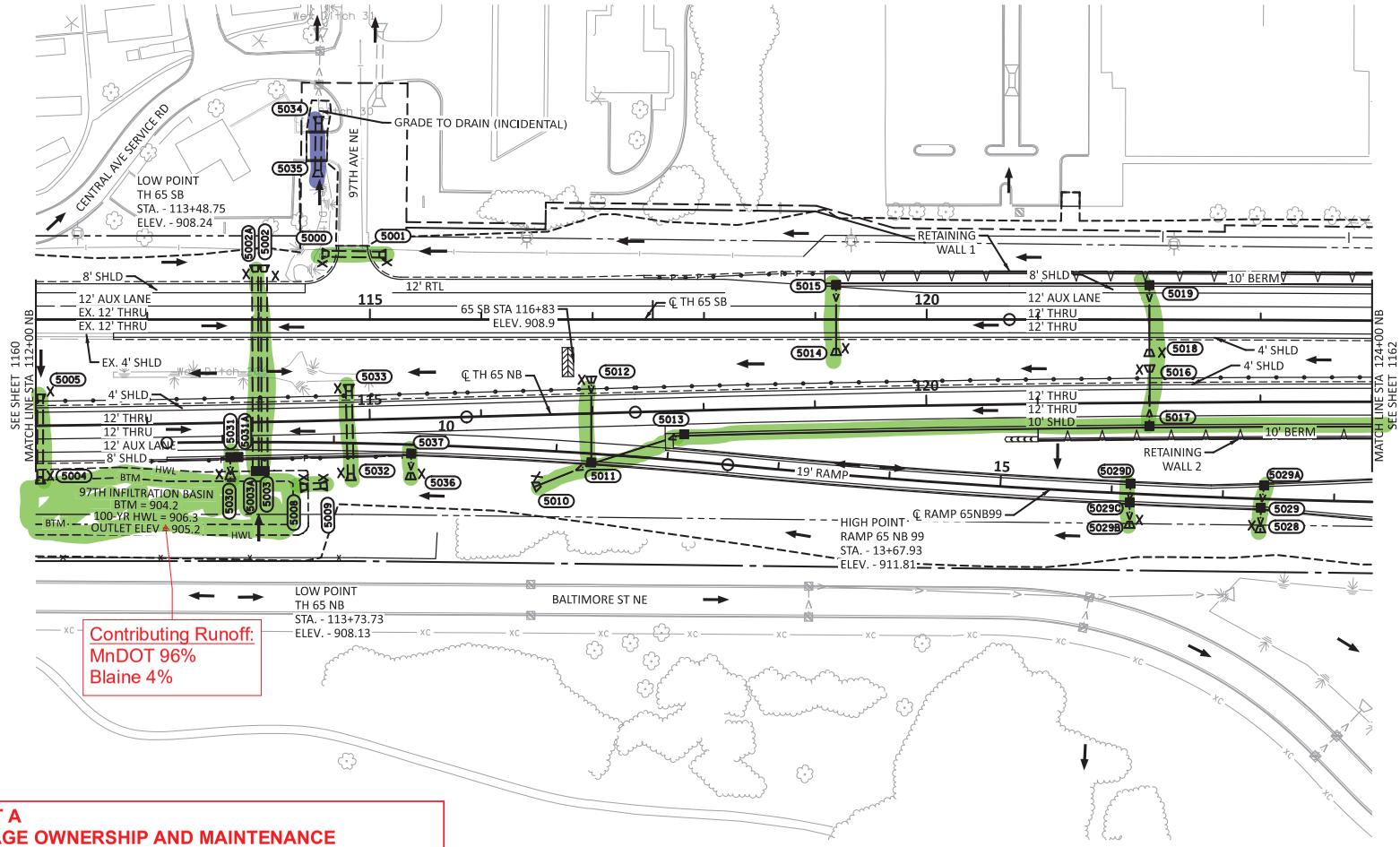
2. HIGH POINT AND LOW POINTS ARE SHOWN ON THE ROADWAY PROFILES SHEETS.
3. DITCH BLOCK ELEVATIONS ARE TO FINISHED GRADE.
4. SEE SHEETS 1187TO 1260 FOR DRAINAGE TABULATIONS AND PROFILES.
5. SEE SHEETS1274 TO1283 FOR POND DETAILS.
6. REFER TO THE TABULATION ON SHEETS 1259 TO 1260 AND THE RETAINING WALL PLANS FOR RETAINING WALL DRAINAGE.
7. REFER TO APPROACH PANEL PLANS FOR APPROACH PANEL DRAINAGE.
8. REFER TO MISC DRAINAGE TABULATION FOR ADJUST FRAME AND RING CASTING QUANTITIES.

DRAWN BY: GW DESIGNED BY: MS CHECKED BY: EE	I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. NOT FOR CONSTRUCTION SIGNATURE: PRINTED NAME: EARTH A. EVANS DATE: SIGNDATE LIC. NO. 44235	wsb	MINNESOTA DEPARTMENT OF TRANSPORTATION TH 65 BLAINE INTERCHANGES CITY OF BLAINE, ANOKA COUNTY, MINNESOTA	DRAINAGE PLAN TH 65 NB STA 105+00 TO TH 65 NB STA 112+00	SP 0208-169 (TH 65), SP 106-101-012 SP 002-612-033, SP 106-109-010, SP 002-596-030 Sheet No. 1160 of 1663 Sheets

DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-001_TH 65

TH 65 (Central Avenue NE)



SCALE IN FEET
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SECTION KEY MAP

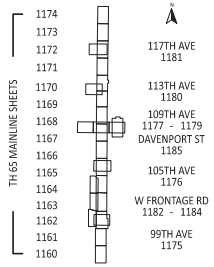

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 2 of 27
CITY OF BLAINE

[ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
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[ ] MNDOT OWNERSHIP AND MAINTENANCE

Each agency will be responsible for major maintenance cost-share based on contributing runoff rates.

LEGEND

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- CCWD FLOODPLAIN LIMITS
- WETLAND DELINEATION - AREA OF ENVIRONMENTAL SENSITIVITY
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DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-001_TH 65

TH 65 (Central Avenue NE)

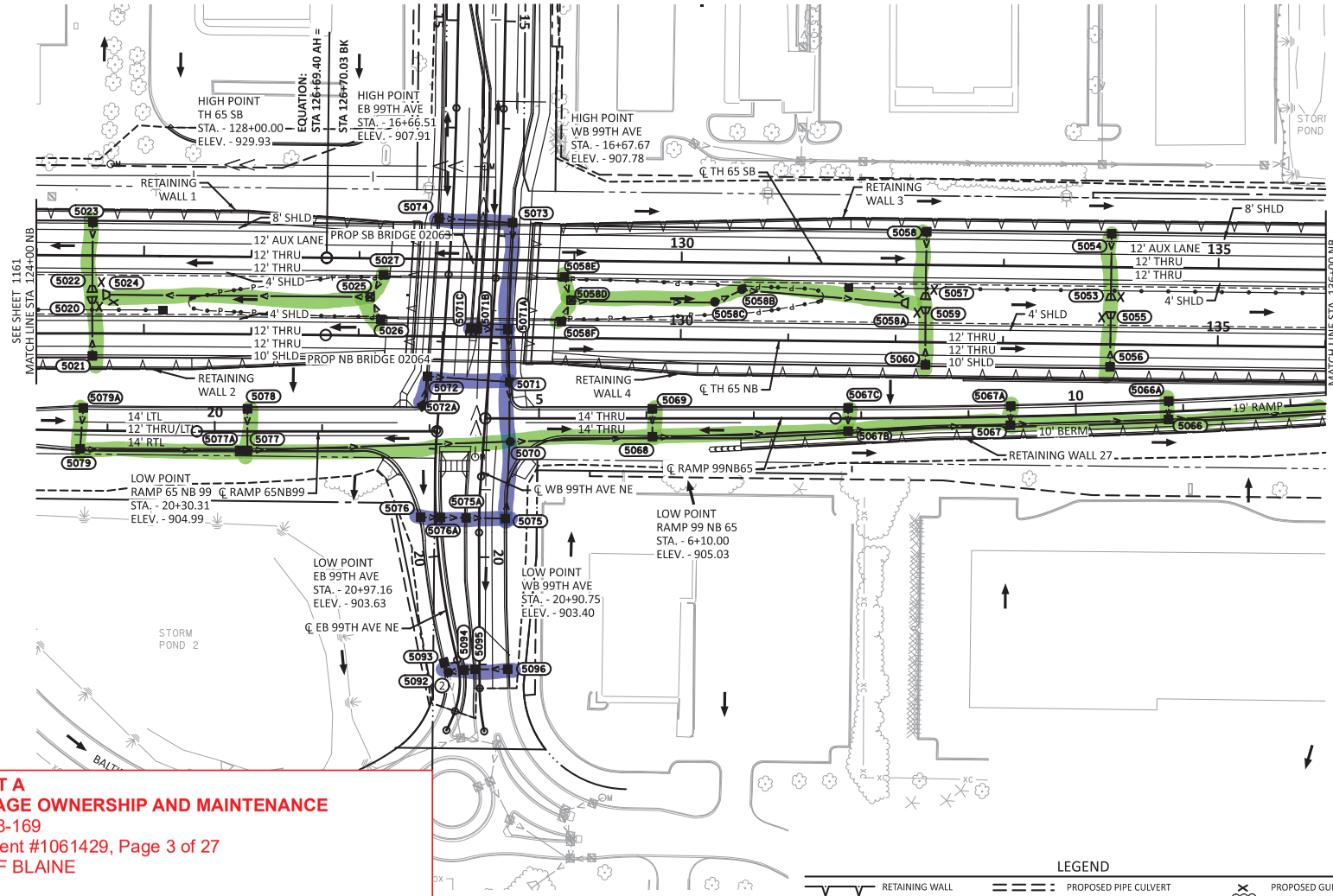

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 3 of 27
CITY OF BLAINE

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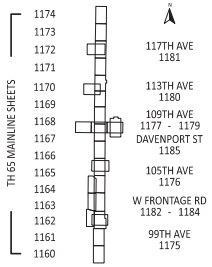
Each agency will be responsible for major maintenance cost-share based on contributing runoff rates.

SECTION KEY MAP



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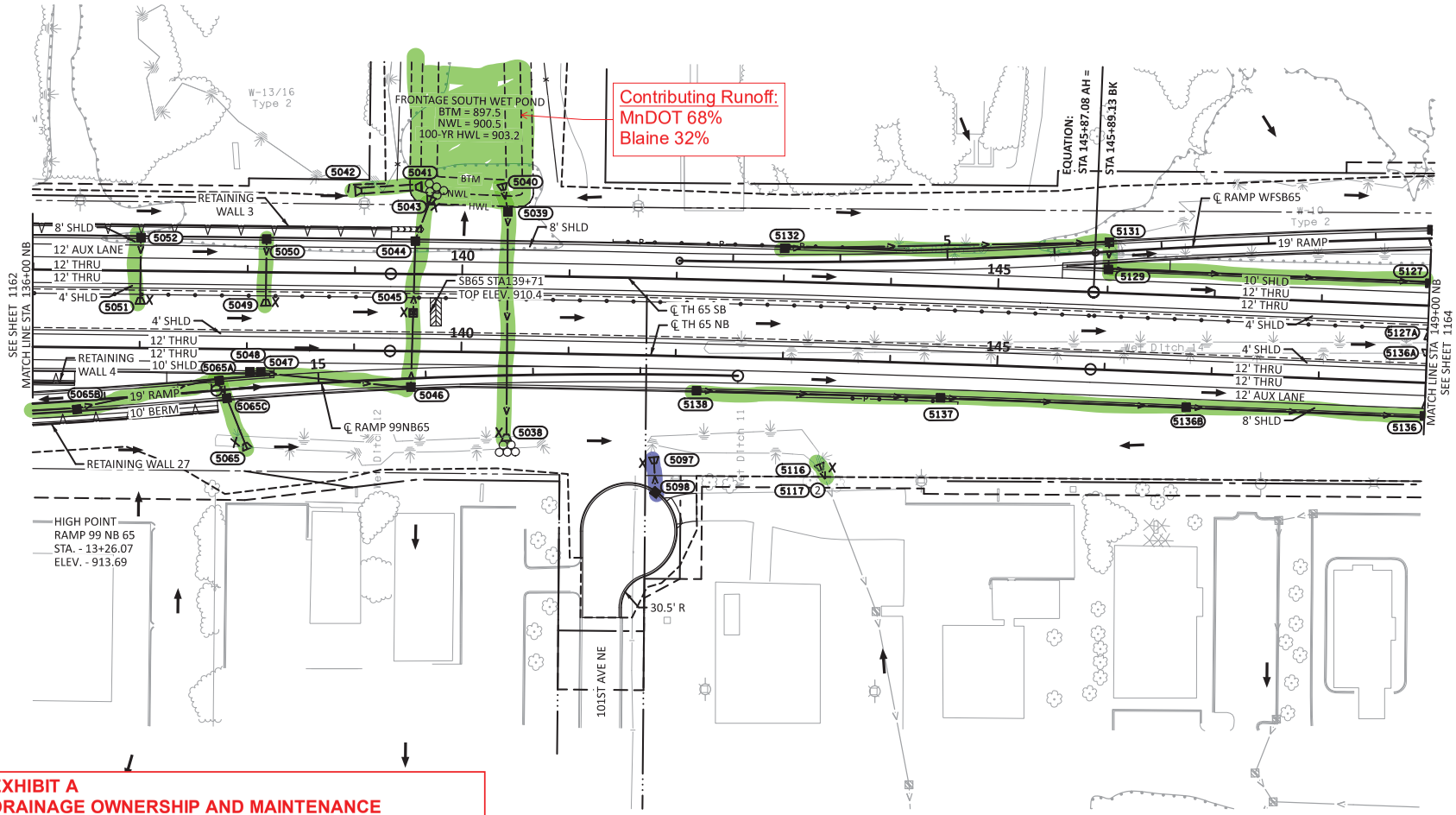
DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-001_TH 65

TH 65 (Central Avenue NE)



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SP 0208-169
Agreement #1061429, Page 4 of 27
CITY OF BLAINE

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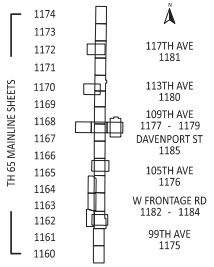

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DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-001_TH 65

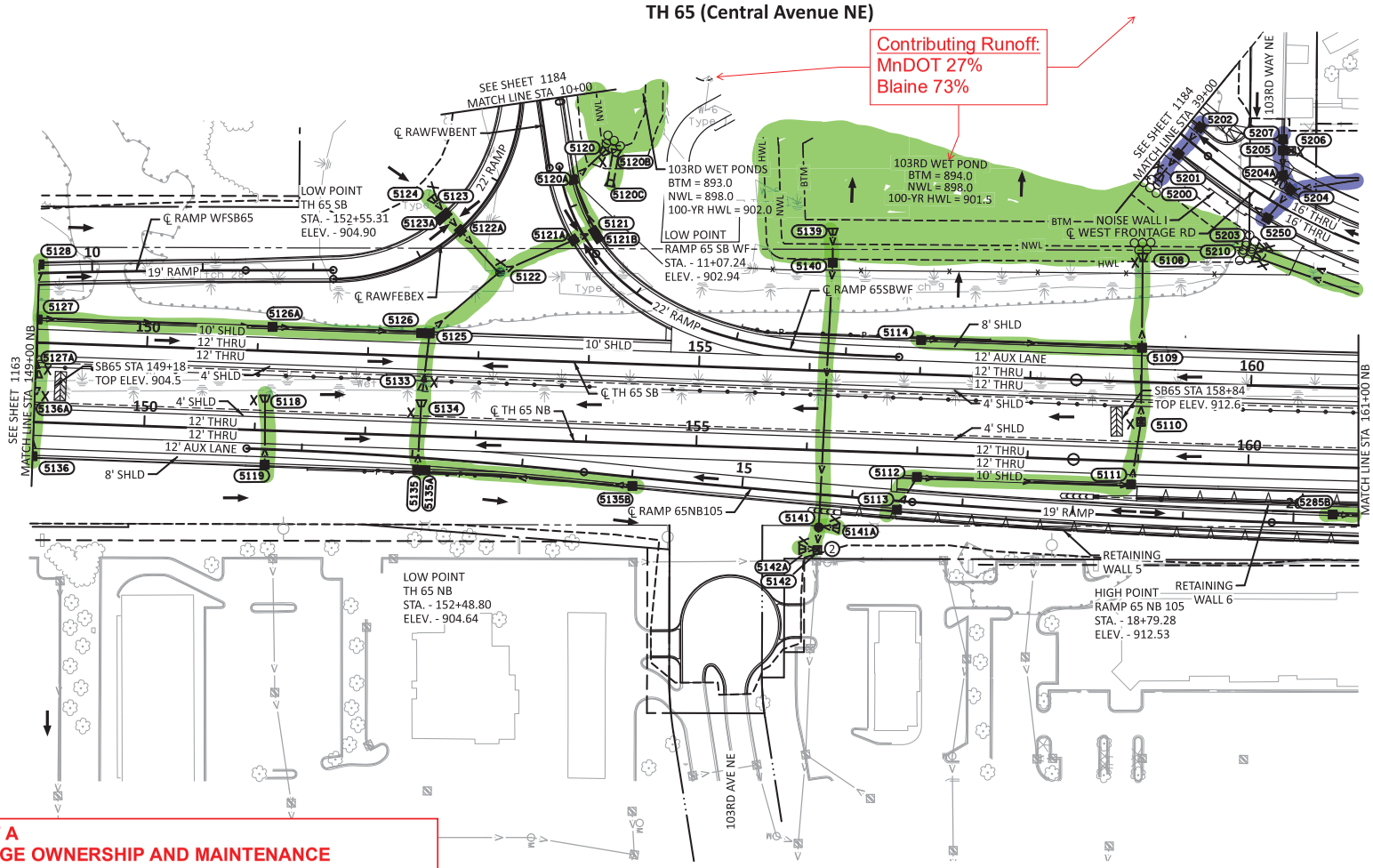

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 5 of 27
CITY OF BLAINE

[ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[ ] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[ ] MNDOT OWNERSHIP AND MAINTENANCE

Each agency will be responsible for major maintenance cost-share based on contributing runoff rates.

SECTION KEY MAP

TH 65 MAINLINE SHEETS: 1174, 1173, 1172, 1171, 1170, 1169, 1168, 1167, 1166, 1165, 1164, 1163, 1162, 1161, 1160

117TH AVE 1181
113TH AVE 1180
109TH AVE 1177 - 1179
DAVENPORT ST 1185
105TH AVE 1176
W FRONTAGE RD 1182 - 1184
99TH AVE 1175

LEGEND

- RETAINING WALL
- CONSTRUCTION LIMITS
- CCWD FLOODPLAIN LIMITS
- WETLAND DELINEATION - AREA OF ENVIRONMENTAL SENSITIVITY
- EXISTING R/W
- PROPOSED R/W
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
- PROPOSED PIPE CULVERT
- PROPOSED STORM SEWER PIPE
- PROPOSED CATCH BASIN / DROP INLET
- PROPOSED MANHOLE
- PROPOSED APRON
- PROPOSED STRUCTURE ID (5XXX)
- INPLACE STRUCTURE ID (6XXX)
- INPLACE STRUCTURE TAMS ID (2XXXXXX)
- DITCH BLOCK
- PROPOSED GUIDE POST TYPE B
- PROPOSED RANDOM RIPRAP
- SURFACE FLOW ARROW
- (1) RECONSTRUCT DRAINAGE STRUCTURE
- (2) CONNECT TO EXISTING STORM SEWER
- (3) ADJUST FRAME AND RING CASTING
- (4) CONNECT INTO EXISTING DRAINAGE STRUCTURE
- (5) CONNECT TO INPLACE CULVERT (INCIDENTAL)

NOTES

1. ALL ROADWAY DIMENSIONS ARE TO FACE OF CURB OR EDGE OF BITUMINOUS.
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3. DITCH BLOCK ELEVATIONS ARE TO FINISHED GRADE.
4. SEE SHEETS 1187TO 1260 FOR DRAINAGE TABULATIONS AND PROFILES.
5. SEE SHEETS1274 TO1283 FOR POND DETAILS.
6. REFER TO THE TABULATION ON SHEETS 1259 TO 1260 AND THE RETAINING WALL PLANS FOR RETAINING WALL DRAINAGE.
7. REFER TO APPROACH PANEL PLANS FOR APPROACH PANEL DRAINAGE.
8. REFER TO MISC DRAINAGE TABULATION FOR ADJUST FRAME AND RING CASTING QUANTITIES.

DRAWN BY: GW DESIGNED BY: MS CHECKED BY: EE	I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. NOT FOR CONSTRUCTION SIGNATURE: PRINTED NAME: EARTH A. EVANS DATE: SSIGNDATE LIC. NO. 44235	wsb	MINNESOTA DEPARTMENT OF TRANSPORTATION **TH 65 BLAINE INTERCHANGES** CITY OF BLAINE, ANOKA COUNTY, MINNESOTA	DRAINAGE PLAN TH 65 NB STA 149+00 TO TH 65 NB STA 161+00	SP 0208-169 (TH 65), SP 106-101-012 SP 002-612-033, SP 106-109-010, SP 002-596-030 Sheet No. 1164 of 1663 Sheets

DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-001_TH 65

TH 65 (Central Avenue NE)

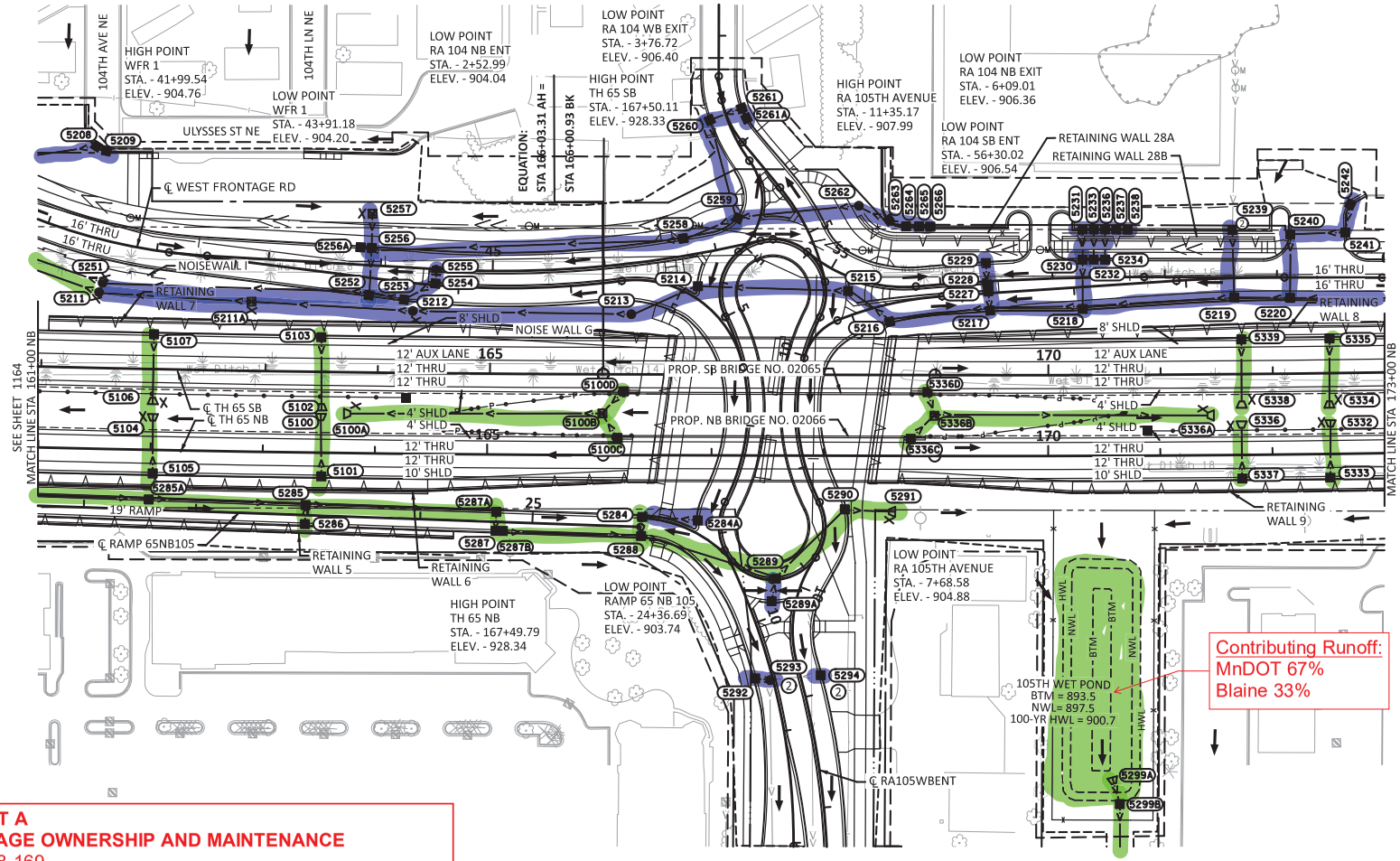

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 6 of 27
CITY OF BLAINE

[ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[ ] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[ ] MNDOT OWNERSHIP AND MAINTENANCE

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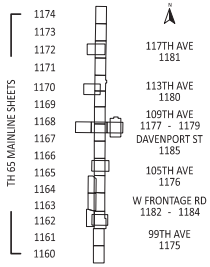
SECTION KEY MAP



LEGEND

- RETAINING WALL
- CONSTRUCTION LIMITS
- CCWD FLOODPLAIN LIMITS
- WETLAND DELINEATION - AREA OF ENVIRONMENTAL SENSITIVITY
- EXISTING R/W
- PROPOSED R/W
- TEMPORARY EASEMENT
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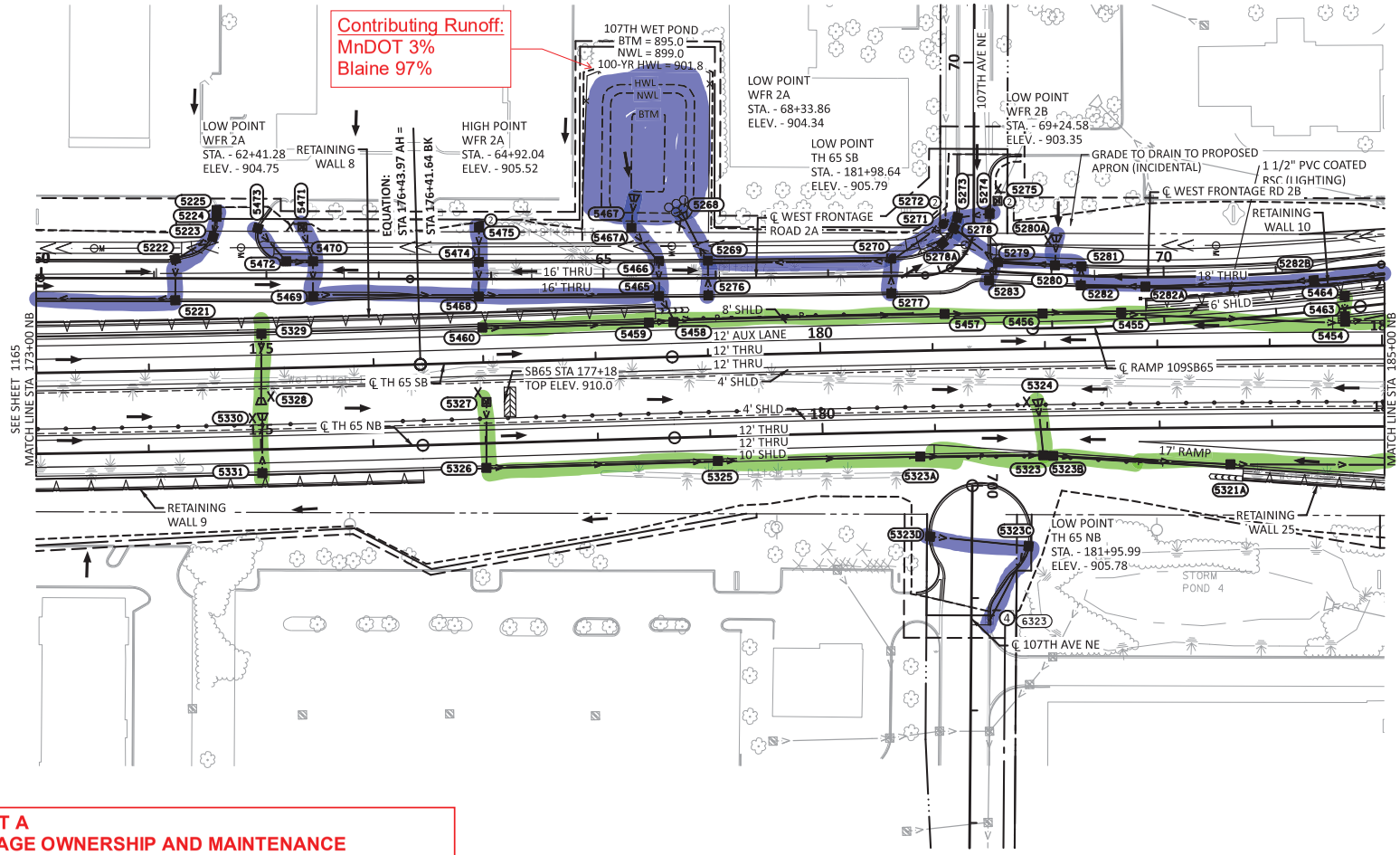
DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-001_TH 65

TH 65 (Central Avenue NE)



SCALE IN FEET
0 50 100

SECTION KEY MAP

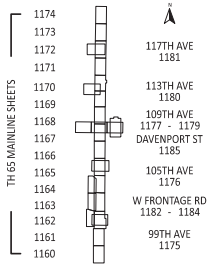


EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 7 of 27
CITY OF BLAINE

CITY OF BLAINE OWNERSHIP AND MAINTENACE
ANOKA COUNTY OWNERSHIP AND MAINTENANCE
MNDOT OWNERSHIP AND MAINTENANCE

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LEGEND

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- CCWD FLOODPLAIN LIMITS
- WETLAND DELINEATION - AREA OF ENVIRONMENTAL SENSITIVITY
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DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-001_TH 65

TH 65 (Central Avenue NE)

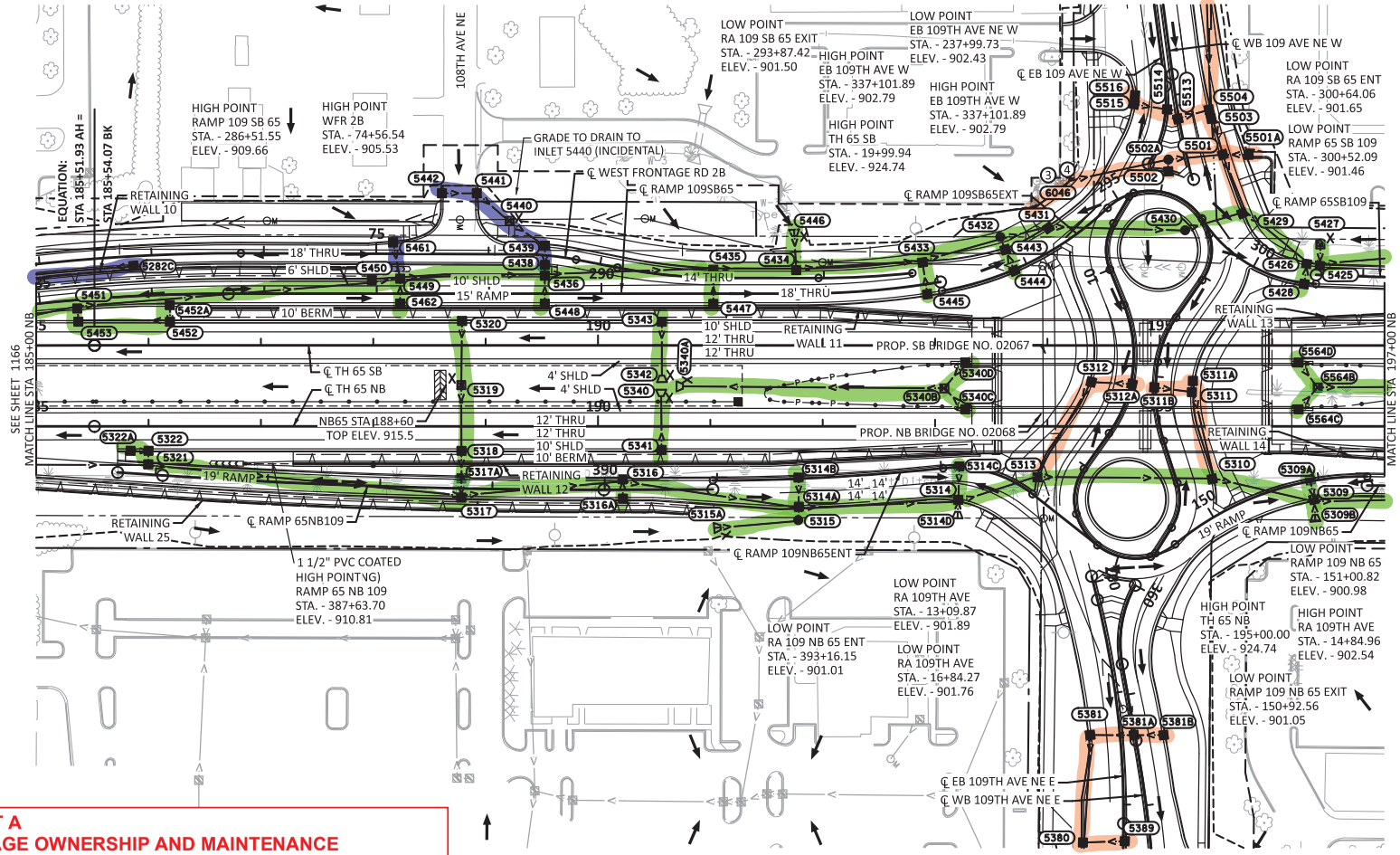

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 8 of 27
CITY OF BLAINE

[■] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[■] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[■] MNDOT OWNERSHIP AND MAINTENANCE

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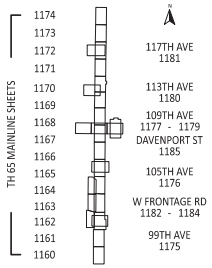
SECTION KEY MAP



LEGEND

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- CCWD FLOODPLAIN LIMITS
- WETLAND DELINEATION - AREA OF ENVIRONMENTAL SENSITIVITY
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DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-001_TH 65

TH 65 (Central Avenue NE)

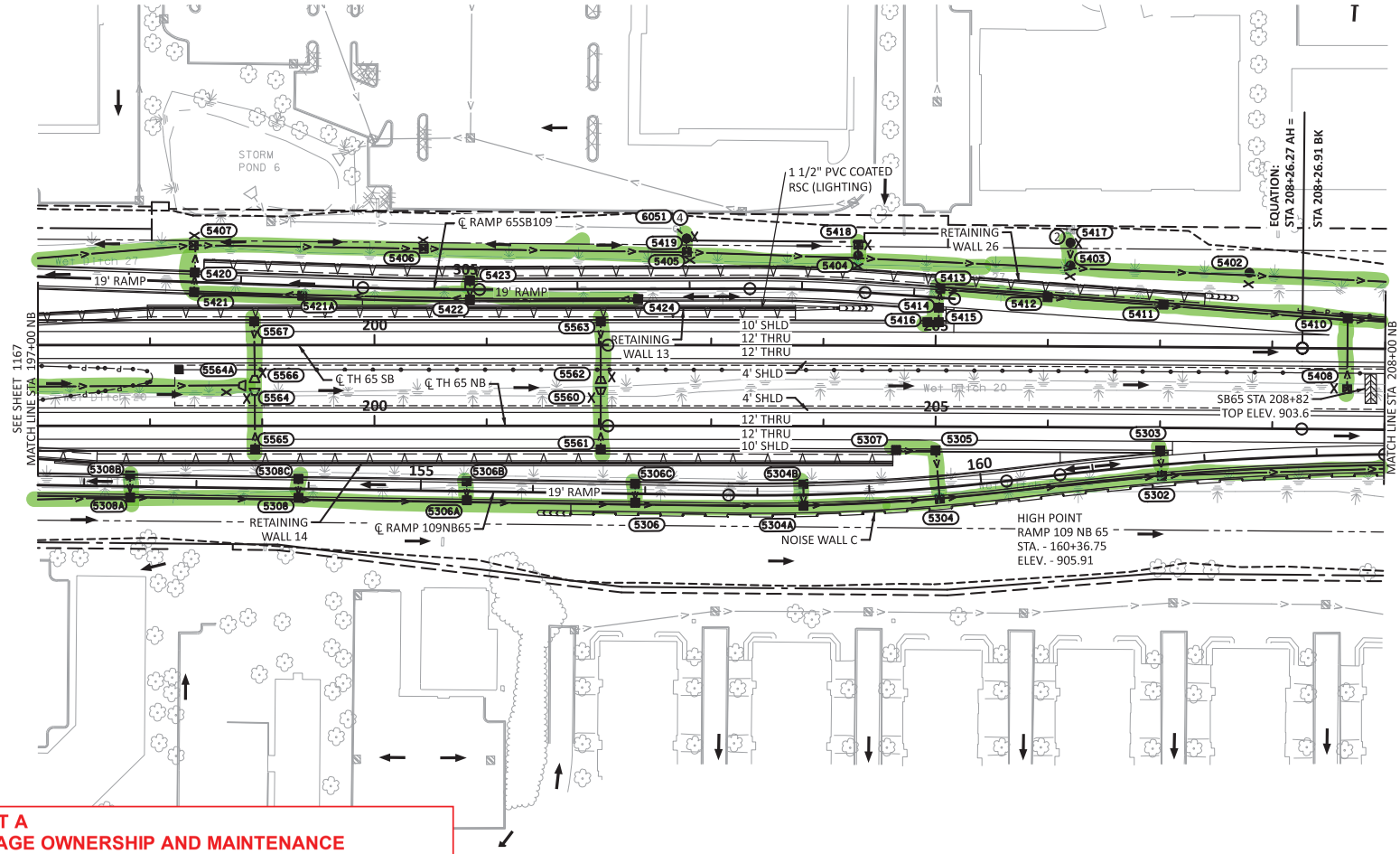

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 9 of 27
CITY OF BLAINE

[ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
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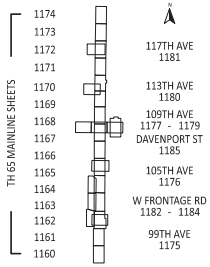

LEGEND

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DATE: 9/12/2025
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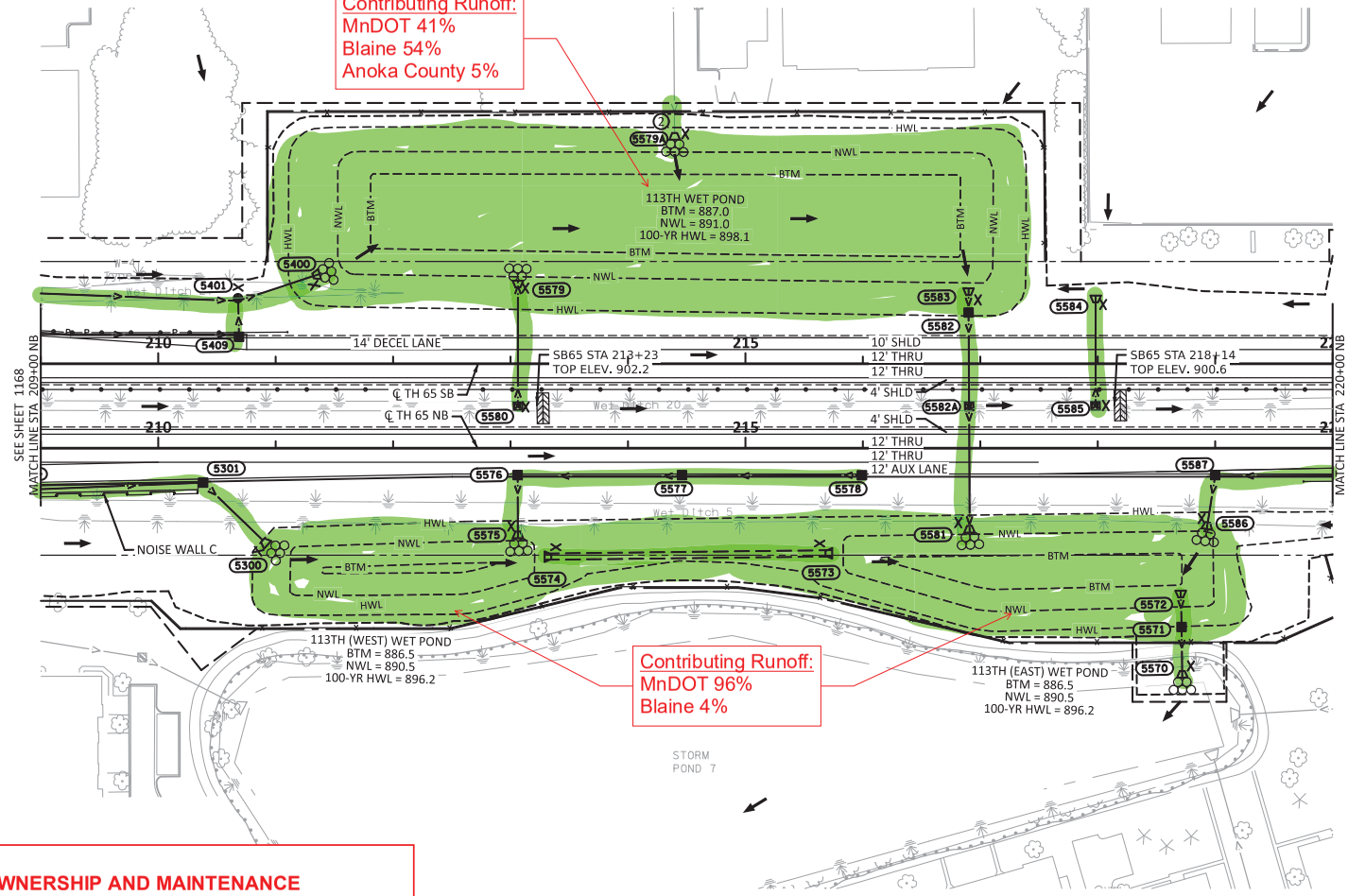

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 10 of 27
CITY OF BLAINE

[ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[ ] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
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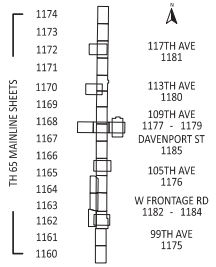

LEGEND

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DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-001_TH 65

TH 65 (Central Avenue NE)

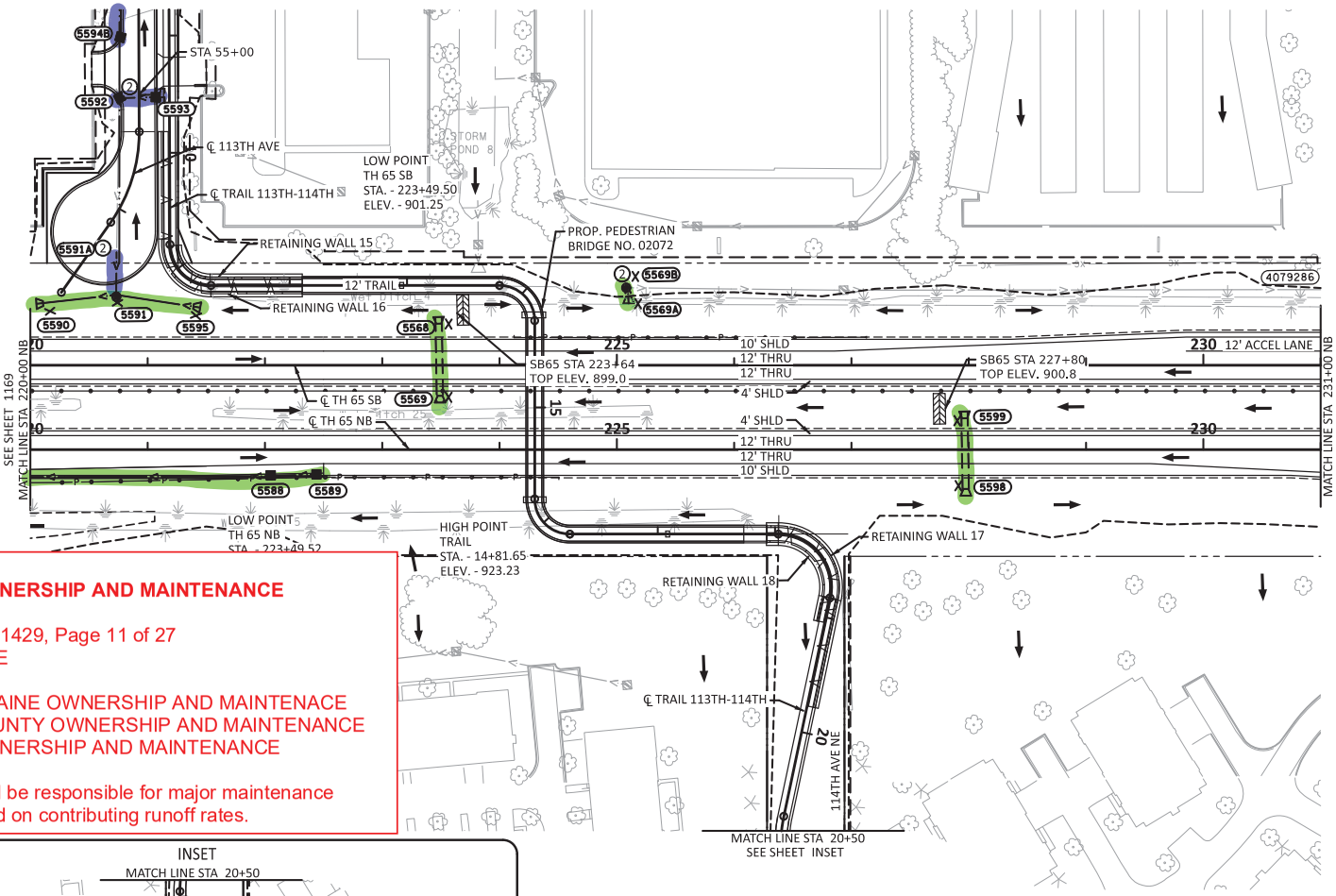

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 11 of 27
CITY OF BLAINE

- CITY OF BLAINE OWNERSHIP AND MAINTENACE
- ANOKA COUNTY OWNERSHIP AND MAINTENANCE
- MNDOT OWNERSHIP AND MAINTENANCE

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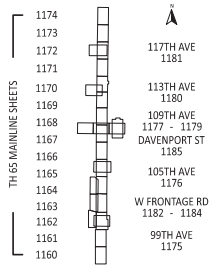
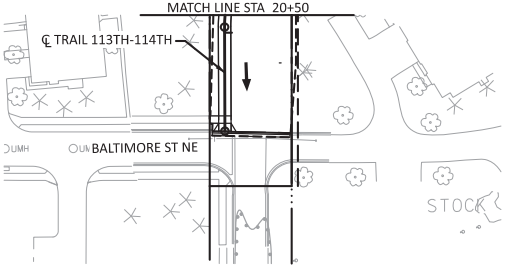
SCALE IN FEET
0 50 100

SECTION KEY MAP



INSET
MATCH LINE STA 20+50



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- PROPOSED R/W
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- PERMANENT EASEMENT
- PROPOSED PIPE CULVERT
- PROPOSED STORM SEWER PIPE
- PROPOSED CATCH BASIN / DROP INLET
- PROPOSED MANHOLE
- PROPOSED APRON
- PROPOSED STRUCTURE ID (5XXX)
- INPLACE STRUCTURE ID (6XXX)
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- DITCH BLOCK
- PROPOSED GUIDE POST TYPE B
- PROPOSED RANDOM RIPRAP
- SURFACE FLOW ARROW
- (1) RECONSTRUCT DRAINAGE STRUCTURE
- (2) CONNECT TO EXISTING STORM SEWER
- (3) ADJUST FRAME AND RING CASTING
- (4) CONNECT INTO EXISTING DRAINAGE STRUCTURE
- (5) CONNECT TO INPLACE CULVERT (INCIDENTAL)

NOTES

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5. SEE SHEETS 1274 TO 1283 FOR POND DETAILS.
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8. REFER TO MISC DRAINAGE TABULATION FOR ADJUST FRAME AND RING CASTING QUANTITIES.

DRAWN BY: GW
DESIGNED BY: MS
CHECKED BY: EE

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NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: EARTH A. EVANS
DATE: SSIGNDATE LIC. NO. 44235

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

DRAINAGE PLAN
TH 65 NB STA 220+00 TO TH 65 NB STA 231+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1170 of 1663 Sheets

DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-001_TH 65

TH 65 (Central Avenue NE)

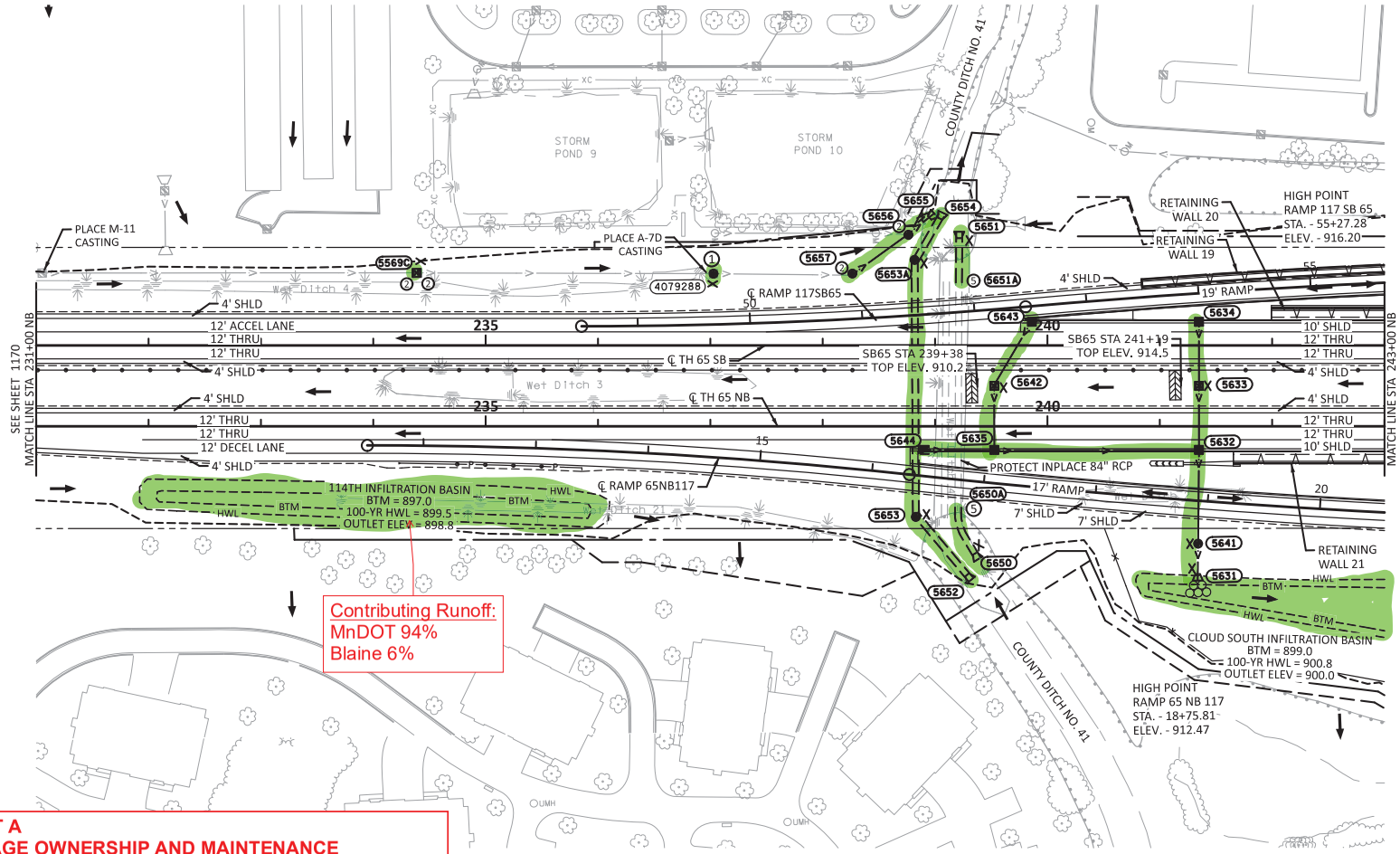
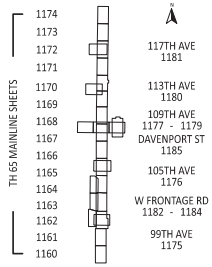


EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 12 of 27
CITY OF BLAINE

[■] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[■] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[■] MNDOT OWNERSHIP AND MAINTENANCE

Each agency will be responsible for major maintenance cost-share based on contributing runoff rates.

SECTION KEY MAP



LEGEND

- RETAINING WALL
- CONSTRUCTION LIMITS
- CCWD FLOODPLAIN LIMITS
- WETLAND DELINEATION - AREA OF ENVIRONMENTAL SENSITIVITY
- EXISTING R/W
- PROPOSED R/W
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
- PROPOSED PIPE CULVERT
- PROPOSED STORM SEWER PIPE
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wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

DRAINAGE PLAN
TH 65 NB STA 231+00 TO TH 65 NB STA 243+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030

Sheet No. 1171 of 1663 Sheets

DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-001_TH 65

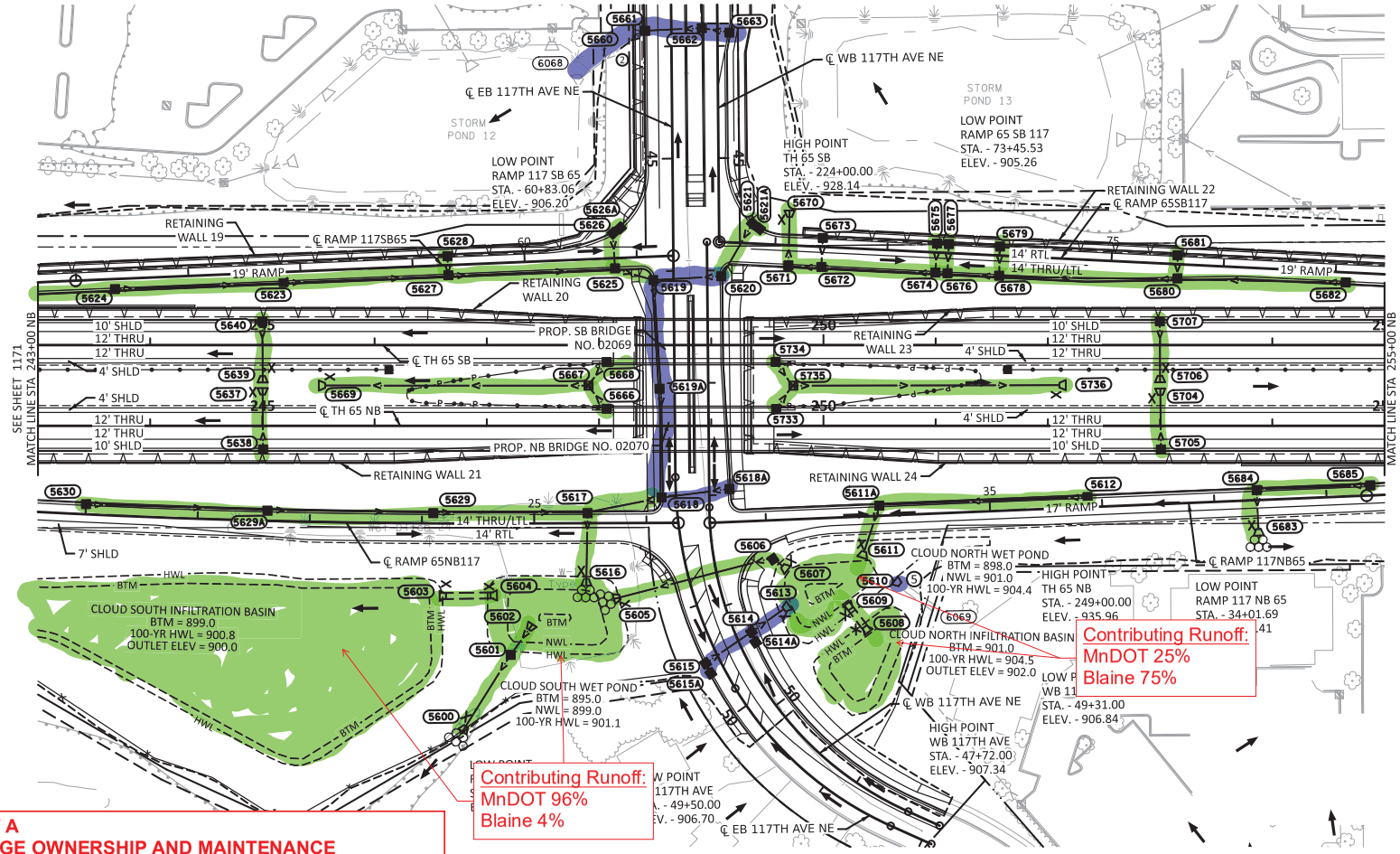
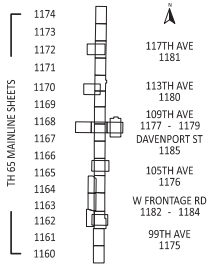


EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 13 of 27
CITY OF BLAINE

[ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[ ] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[ ] MNDOT OWNERSHIP AND MAINTENANCE

Each agency will be responsible for major maintenance cost-share based on contributing runoff rates.

SECTION KEY MAP



LEGEND

- RETAINING WALL
- CONSTRUCTION LIMITS
- CCWD FLOODPLAIN LIMITS
- WETLAND DELINEATION - AREA OF ENVIRONMENTAL SENSITIVITY
- EXISTING R/W
- PROPOSED R/W
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
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DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-001_TH 65

TH 65 (Central Avenue NE)

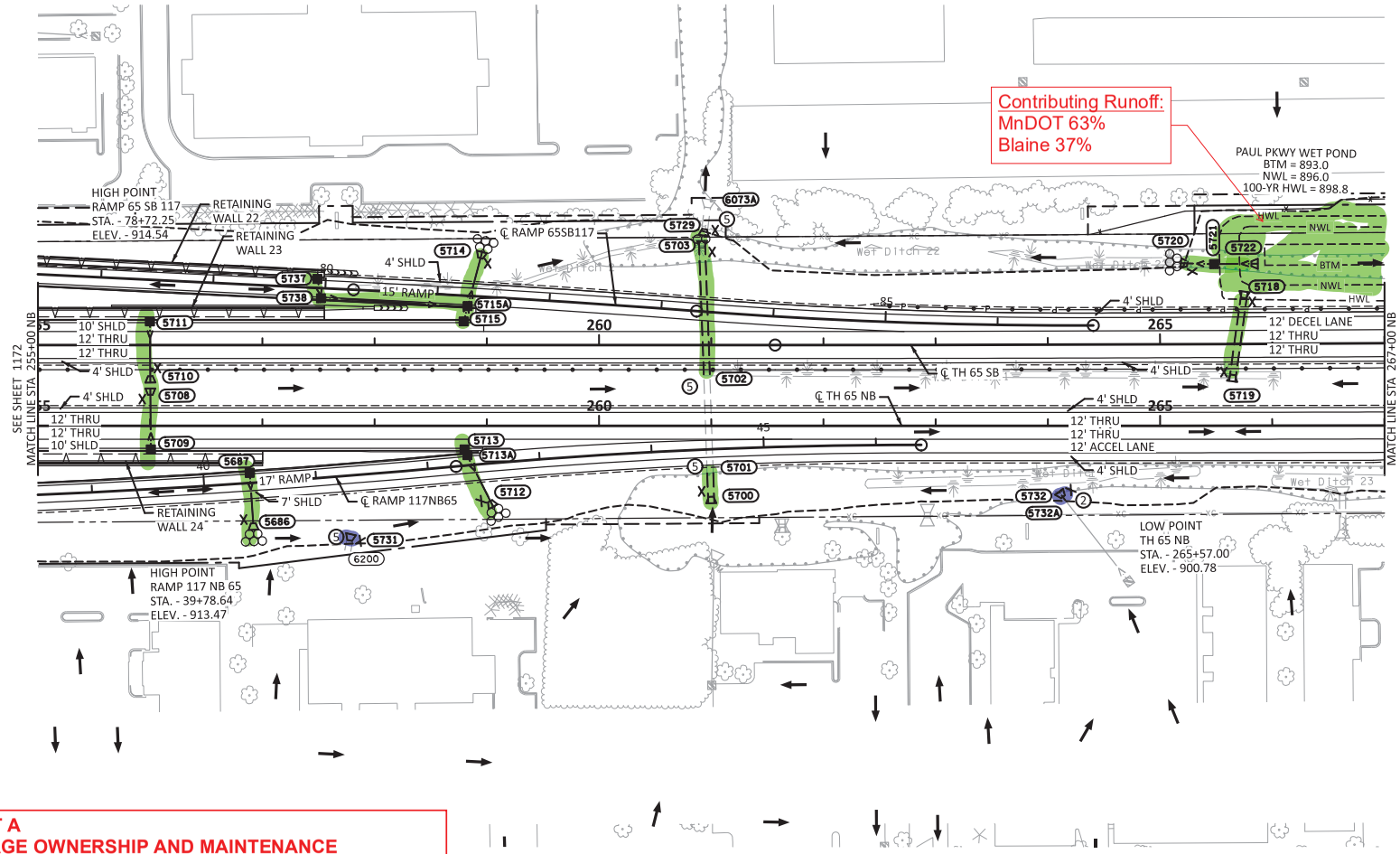

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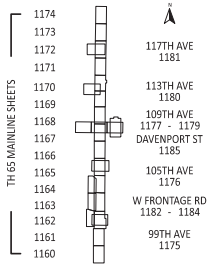
EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 14 of 27
CITY OF BLAINE

[ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[ ] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[ ] MNDOT OWNERSHIP AND MAINTENANCE

Each agency will be responsible for major maintenance cost-share based on contributing runoff rates.

SECTION KEY MAP



LEGEND

- RETAINING WALL
- CONSTRUCTION LIMITS
- CCWD FLOODPLAIN LIMITS
- WETLAND DELINEATION - AREA OF ENVIRONMENTAL SENSITIVITY
- EXISTING R/W
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DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-001_TH 65

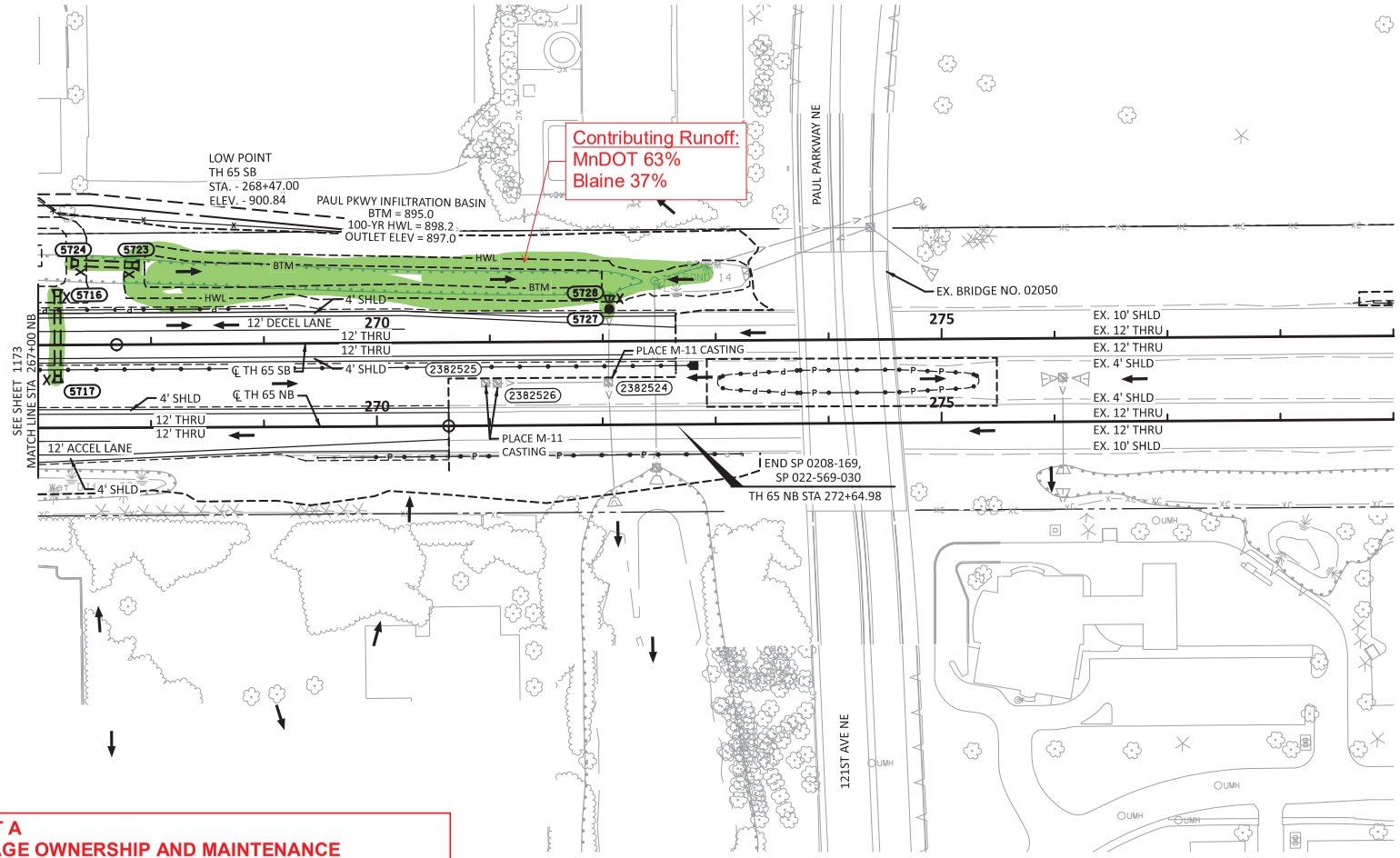
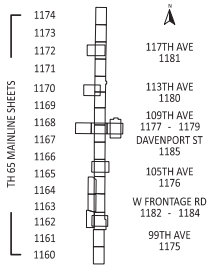


EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 15 of 27
CITY OF BLAINE

[ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[ ] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[ ] MNDOT OWNERSHIP AND MAINTENANCE

Each agency will be responsible for major maintenance cost-share based on contributing runoff rates.

SECTION KEY MAP



LEGEND

- RETAINING WALL
- CONSTRUCTION LIMITS
- CCWD FLOODPLAIN LIMITS
- WETLAND DELINEATION - AREA OF ENVIRONMENTAL SENSITIVITY
- EXISTING R/W
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DATE: 9/12/2025
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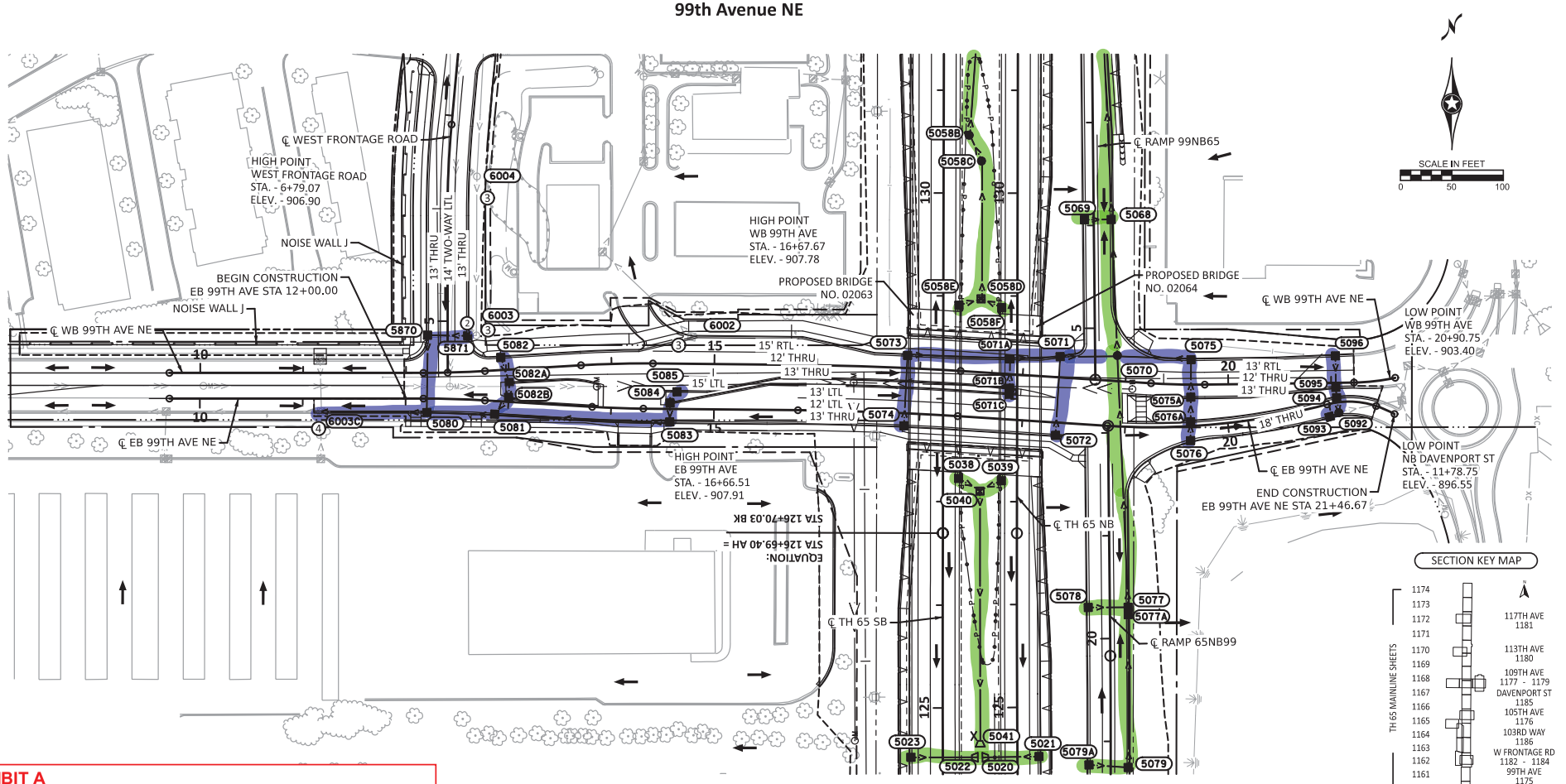

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 16 of 27
CITY OF BLAINE

[■] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[■] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
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LEGEND

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DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-002_LOCAL

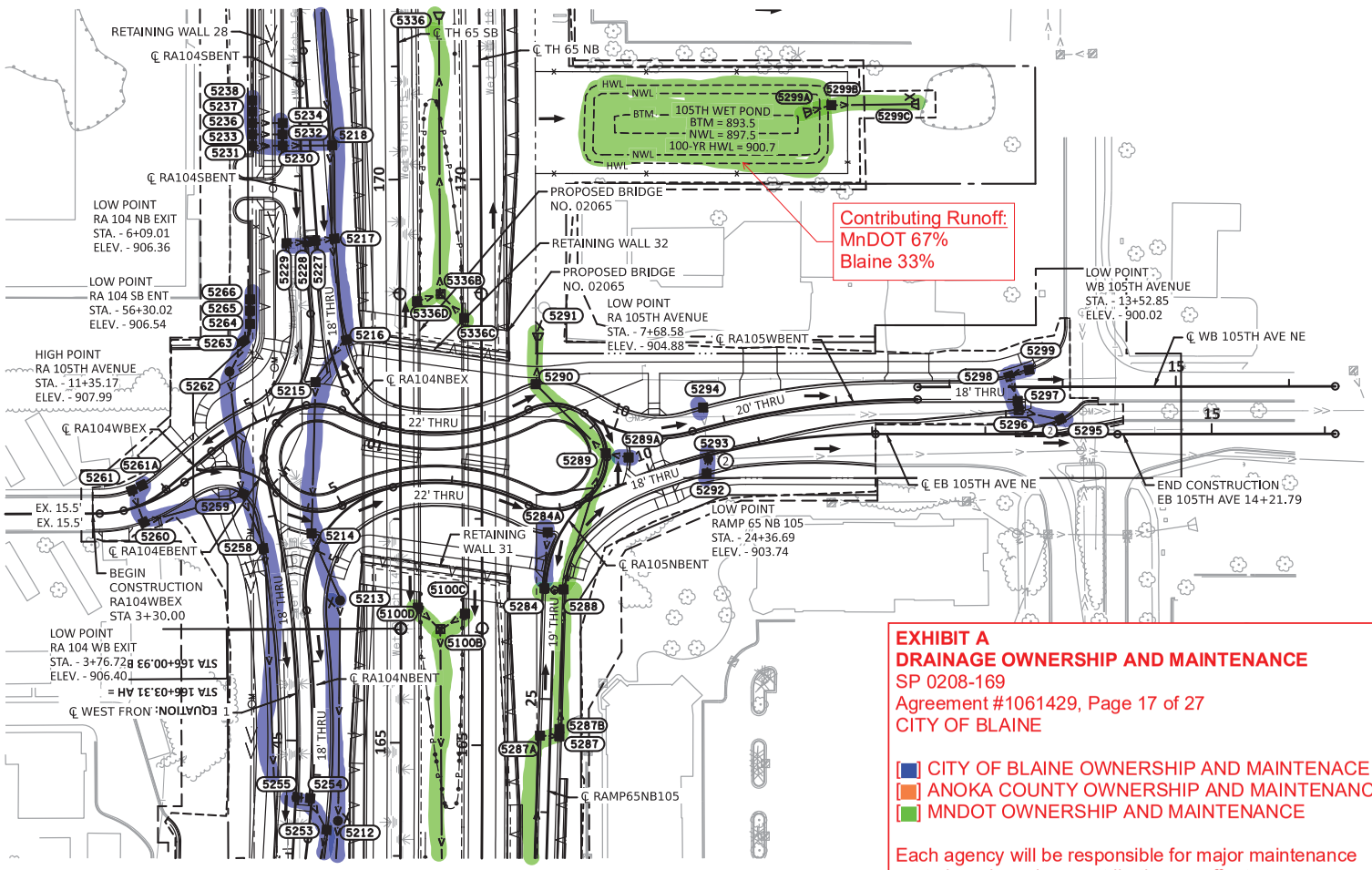

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 17 of 27
CITY OF BLAINE

[ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[ ] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[ ] MNDOT OWNERSHIP AND MAINTENANCE

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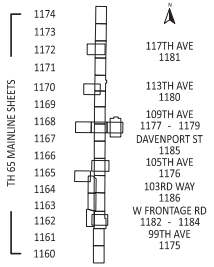
SECTION KEY MAP



LEGEND

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DATE: 9/12/2025
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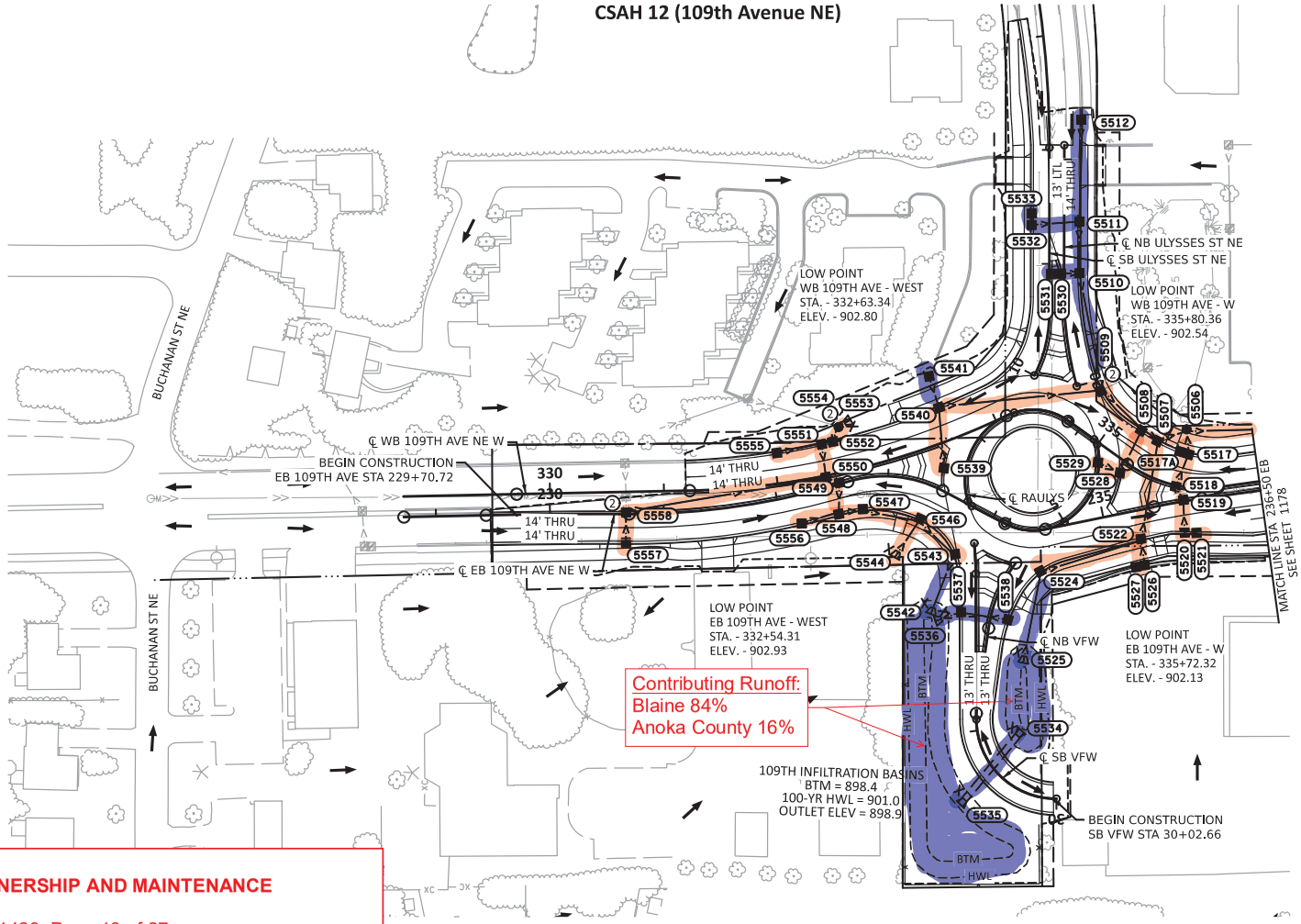
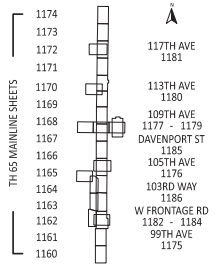


EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 18 of 27
CITY OF BLAINE

[■] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[■] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[■] MNDOT OWNERSHIP AND MAINTENANCE

Each agency will be responsible for major maintenance cost-share based on contributing runoff rates.

SECTION KEY MAP



LEGEND

- RETAINING WALL
- CONSTRUCTION LIMITS
- CCWD FLOODPLAIN LIMITS
- WETLAND DELINEATION - AREA OF ENVIRONMENTAL SENSITIVITY
- EXISTING R/W
- PROPOSED R/W
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
- PROPOSED PIPE CULVERT
- PROPOSED STORM SEWER PIPE
- PROPOSED CATCH BASIN / DROP INLET
- PROPOSED MANHOLE
- PROPOSED APRON
- PROPOSED STRUCTURE ID (5XXX)
- INPLACE STRUCTURE ID (6XXX)
- INPLACE TAMS ID (2XXXXXX)
- DITCH BLOCK
- PROPOSED GUIDE POST TYPE B
- PROPOSED RANDOM RIPRAP
- SURFACE FLOW ARROW
- (1) RECONSTRUCT DRAINAGE STRUCTURE
- (2) CONNECT TO EXISTING STORM SEWER
- (3) ADJUST FRAME AND RING CASTING
- (4) CONNECT INTO EXISTING DRAINAGE STRUCTURE
- (5) CONNECT TO INPLACE CULVERT (INCIDENTAL)

NOTES

1. ALL ROADWAY DIMENSIONS ARE TO FACE OF CURB OR EDGE OF BITUMINOUS.
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DRAWN BY: GW DESIGNED BY: MS CHECKED BY: EE	I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	SIGNATURE: PRINTED NAME: EARTH A. EVANS DATE: SSIGNDATE LIC. NO. 44235	wsb	MINNESOTA DEPARTMENT OF TRANSPORTATION TH 65 BLAINE INTERCHANGES CITY OF BLAINE, ANOKA COUNTY, MINNESOTA	DRAINAGE PLAN 109TH AVE NE EB STA 230+00 TO EB STA 236+50	SP 0208-169 (TH 65), SP 106-101-012 SP 002-612-033, SP 106-109-010, SP 002-596-030 Sheet No. 1177 of 1663 Sheets

DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-002_LOCAL

CSAH 12 (109th Avenue NE)

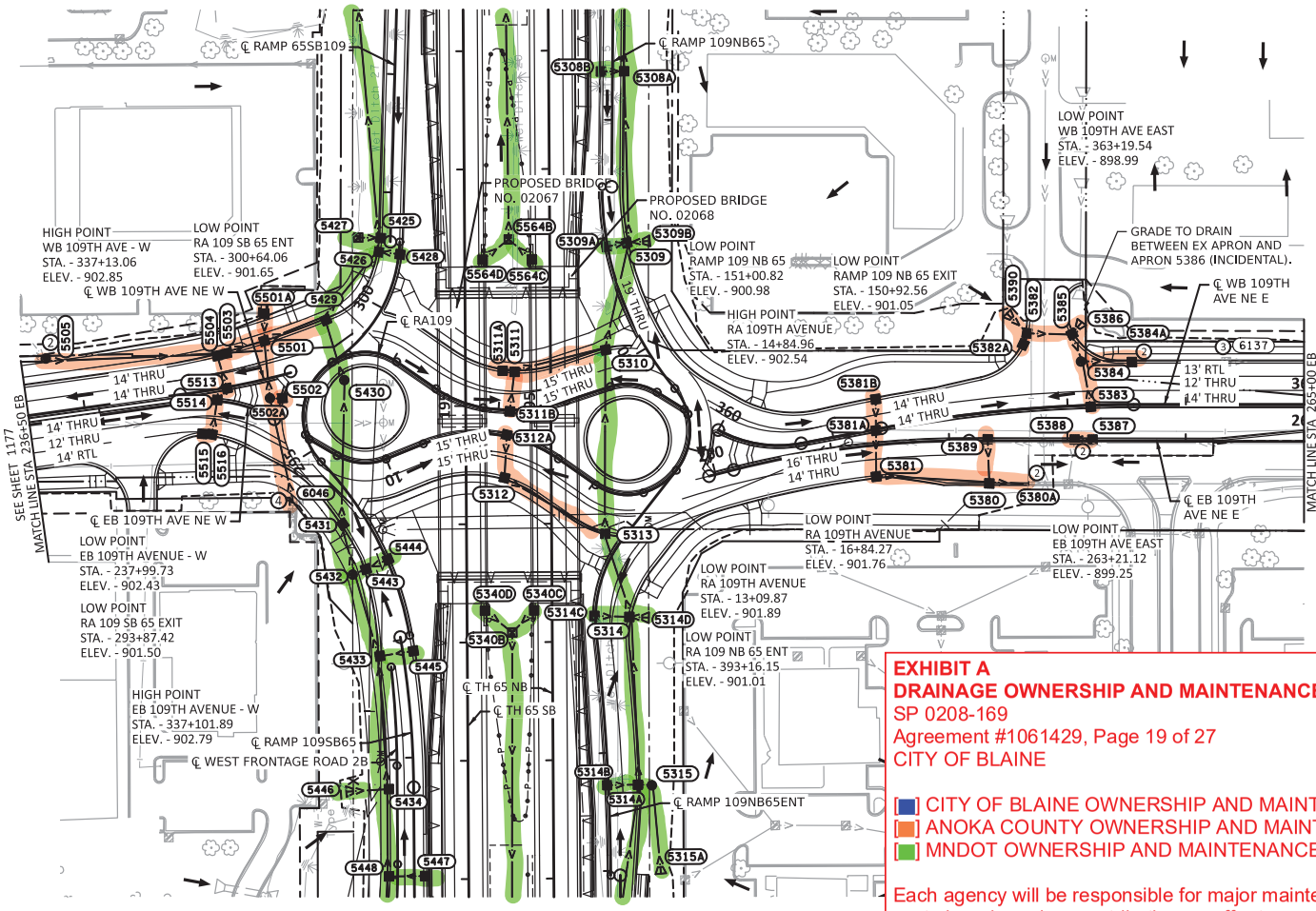

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 19 of 27
CITY OF BLAINE

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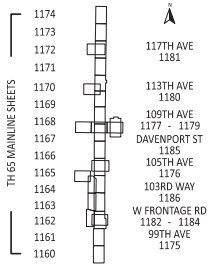

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DATE: 9/12/2025
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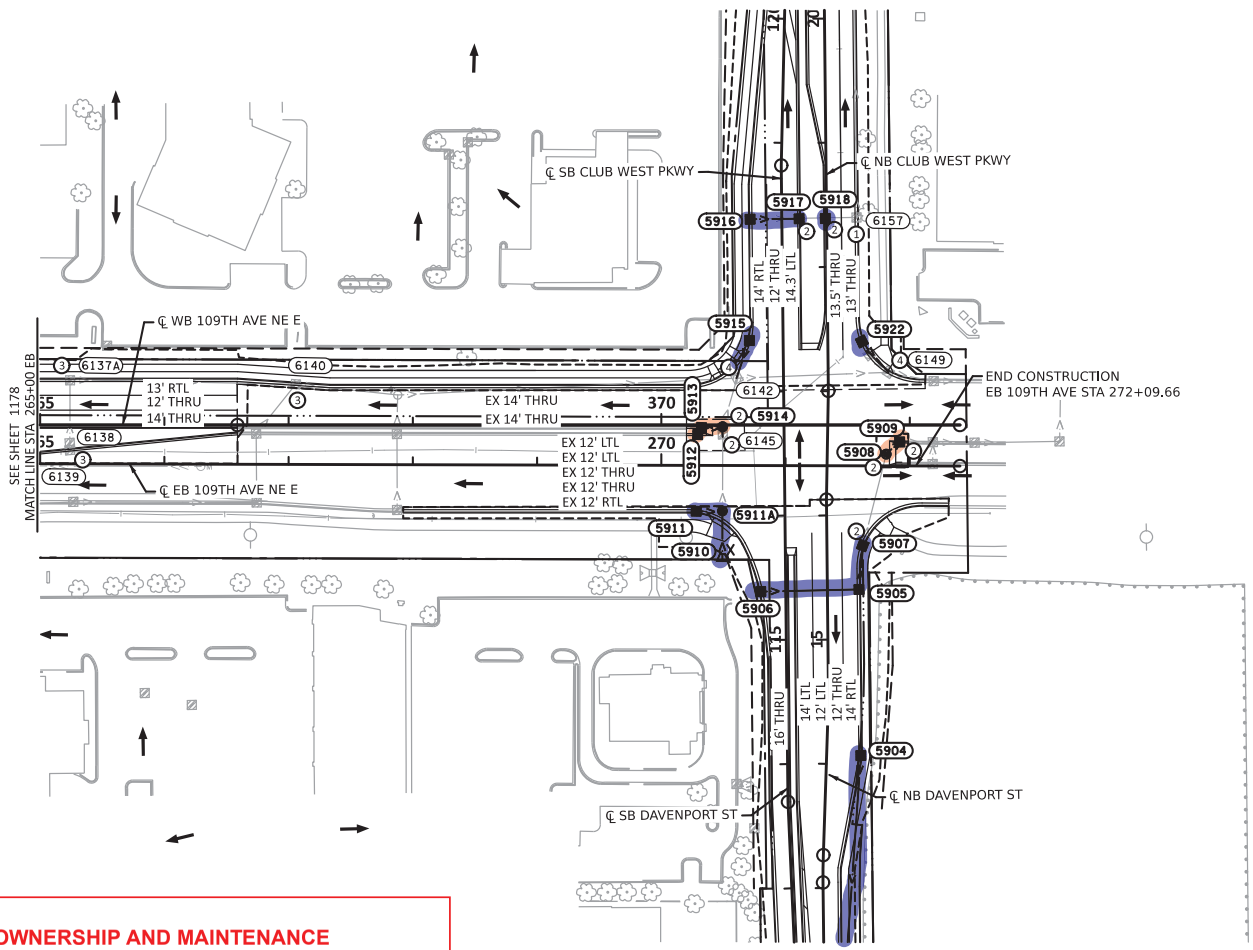

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 20 of 27
CITY OF BLAINE

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SECTION KEY MAP

TH 65 MAINLINE SHEETS
1174 1173 1172 1171 1170 1169 1168 1167 1166 1165 1164 1163 1162 1161 1160

117TH AVE 1181
113TH AVE 1180
109TH AVE 1177 - 1179
DAVENPORT ST 1185
105TH AVE 1176
103RD WAY 1186
W FRONTAGE RD 1182 - 1184
99TH AVE 1175

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DATE: 9/12/2025
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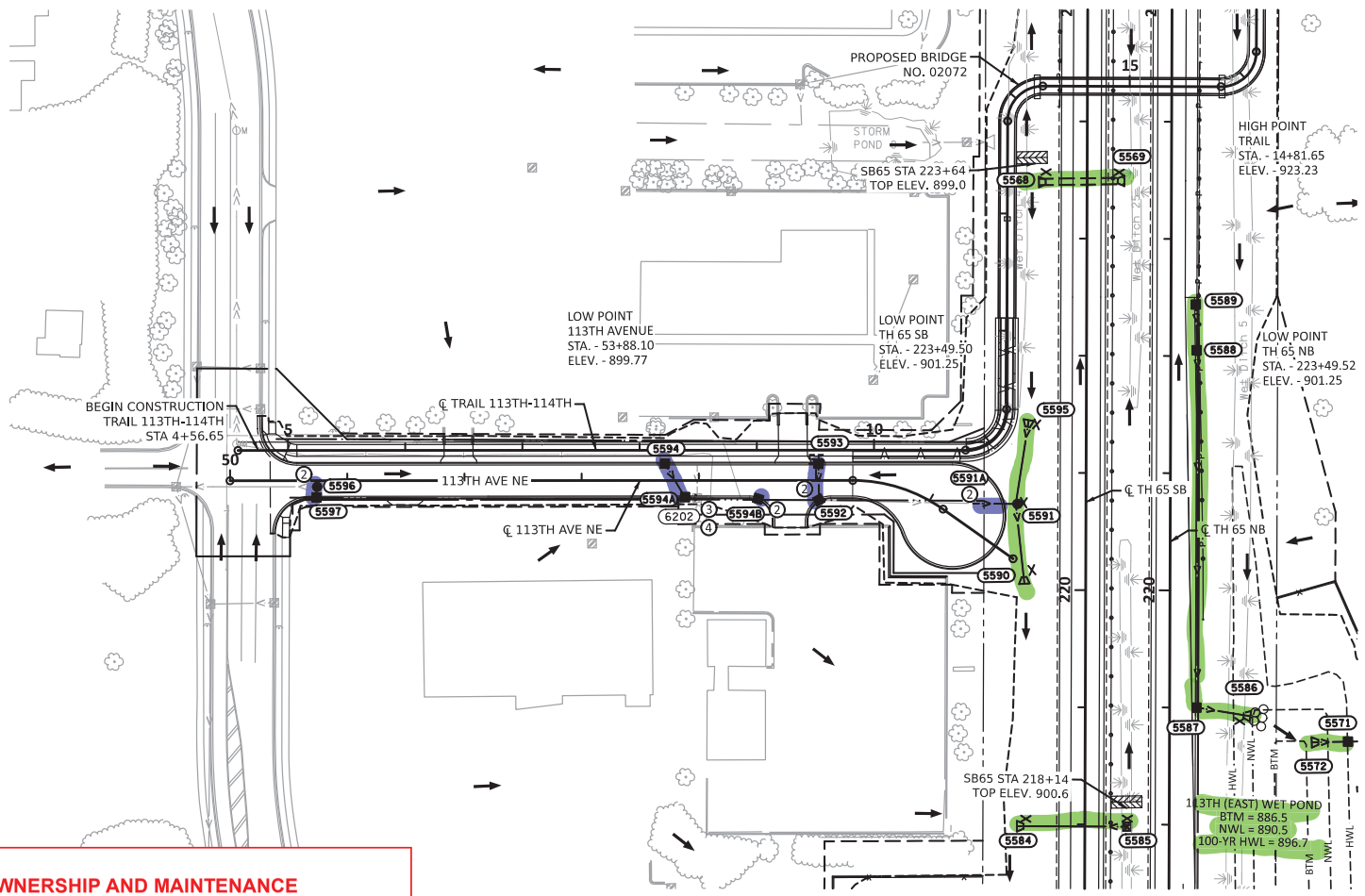

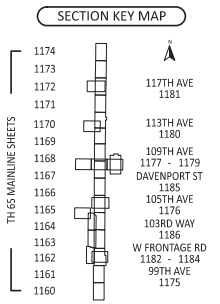

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 21 of 27
CITY OF BLAINE

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DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-002_LOCAL

117th Avenue NE / Cloud Drive NE

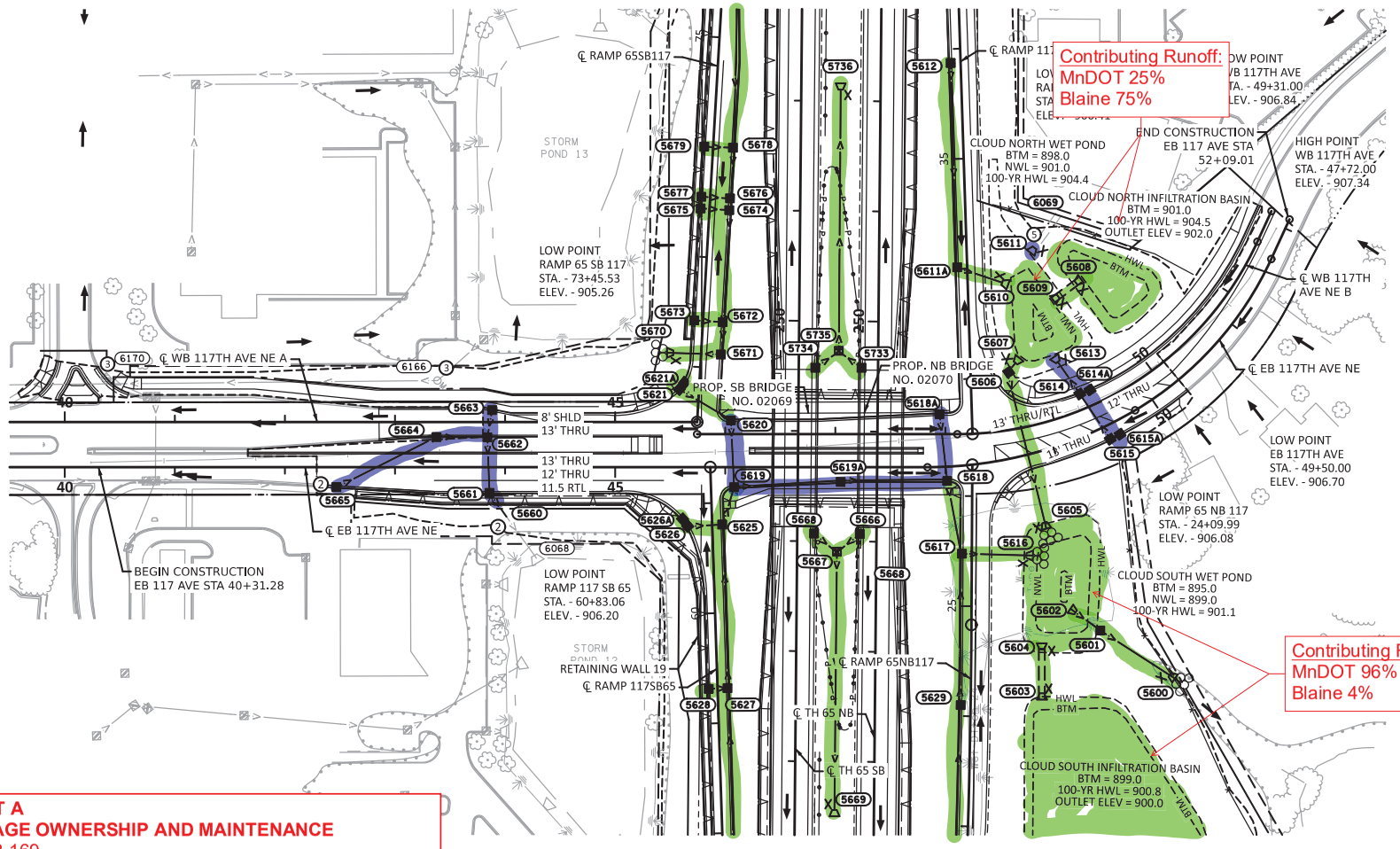

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 22 of 27
CITY OF BLAINE

[ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
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DATE: 9/12/2025
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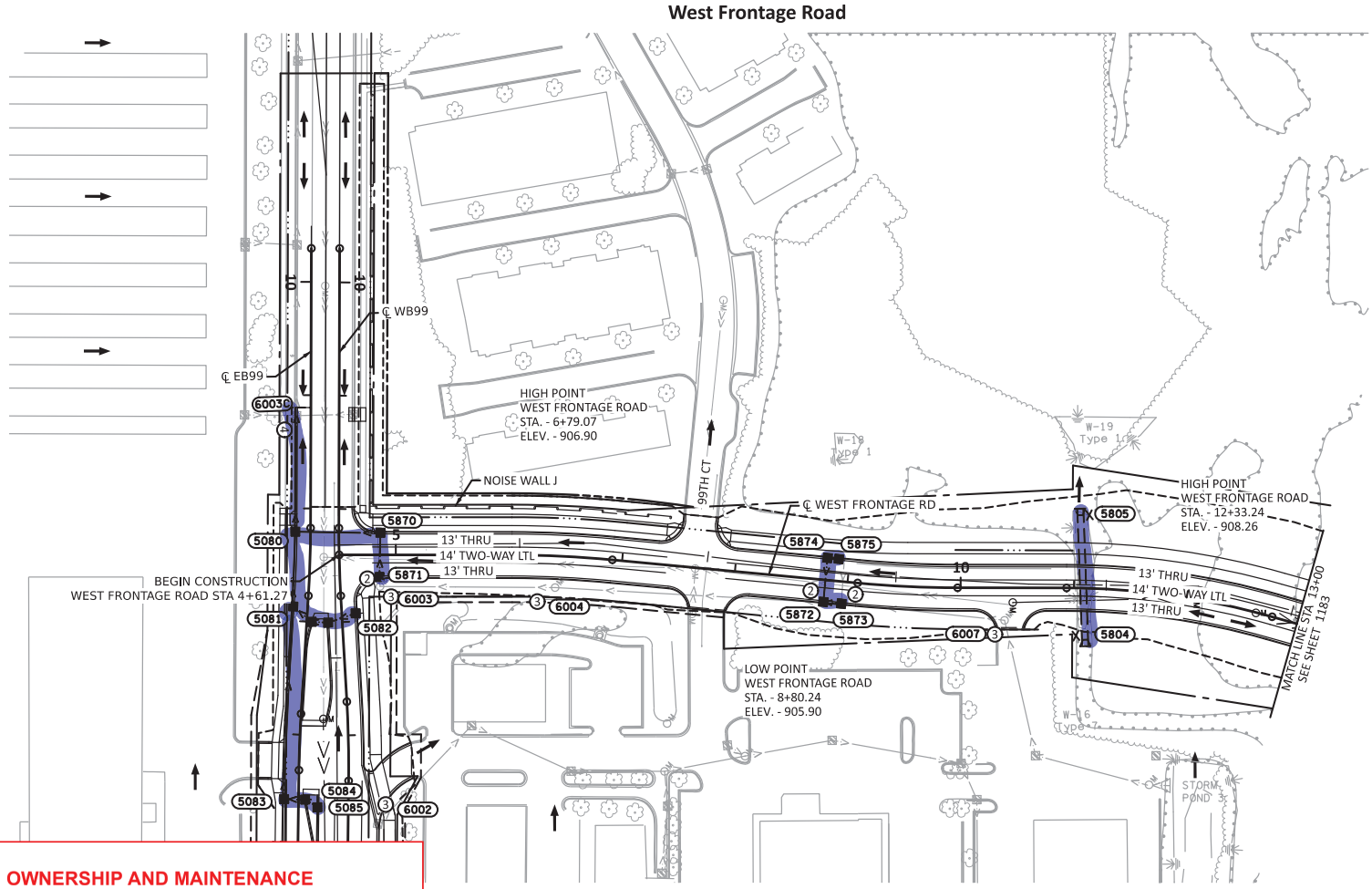

EXHIBIT A
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SP 0208-169
Agreement #1061429, Page 23 of 27
CITY OF BLAINE

[ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
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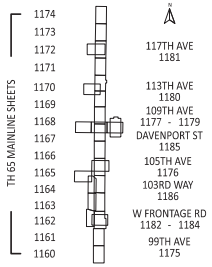
SECTION KEY MAP



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SIGNATURE:
PRINTED NAME: EARTH A. EVANS
DATE: SSIGNDATE LIC. NO. 44235

wsb

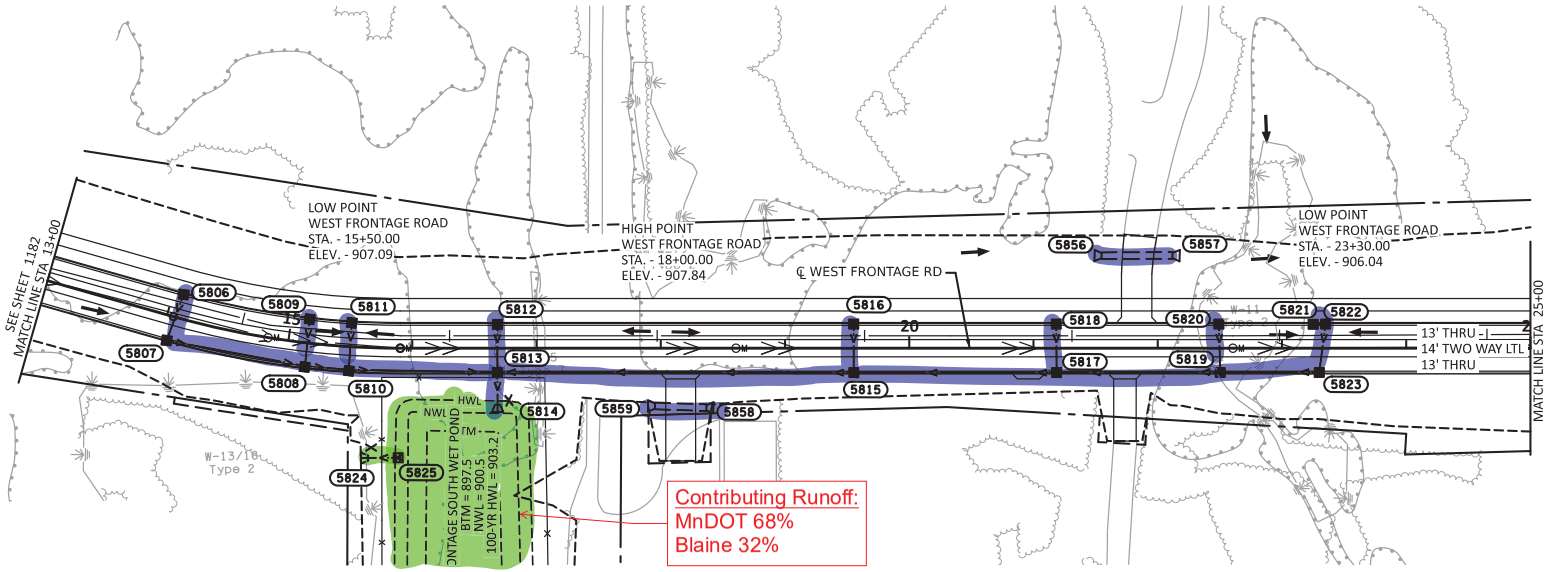
MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

DRAINAGE PLAN
WEST FRONTAGE RD STA 4+61.27 TO STA 13+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1182 of 1663 Sheets

DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-003_LOCAL

West Frontage Road



SCALE IN FEET
0 50 100

SECTION KEY MAP

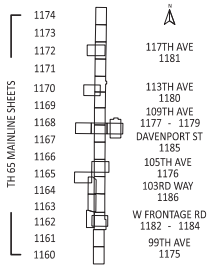


EXHIBIT A
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SP 0208-169
Agreement #1061429, Page 24 of 27
CITY OF BLAINE

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6. REFER TO THE TABULATION ON SHEETS 1259 TO 1260 AND THE RETAINING WALL PLANS FOR RETAINING WALL DRAINAGE.
7. REFER TO APPROACH PANEL PLANS FOR APPROACH PANEL DRAINAGE.
8. REFER TO MISC DRAINAGE TABULATION FOR ADJUST FRAME AND RING CASTING QUANTITIES.

DRAWN BY: GW
DESIGNED BY: MS
CHECKED BY: EE

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: EARTH A. EVANS
DATE: SIGNDATE LIC. NO. 44235

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

DRAINAGE PLAN
WEST FRONTAGE RD STA 13+00 TO STA 25+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030

Sheet No. 1183 of 1663 Sheets

DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-003_LOCAL

West Frontage Road

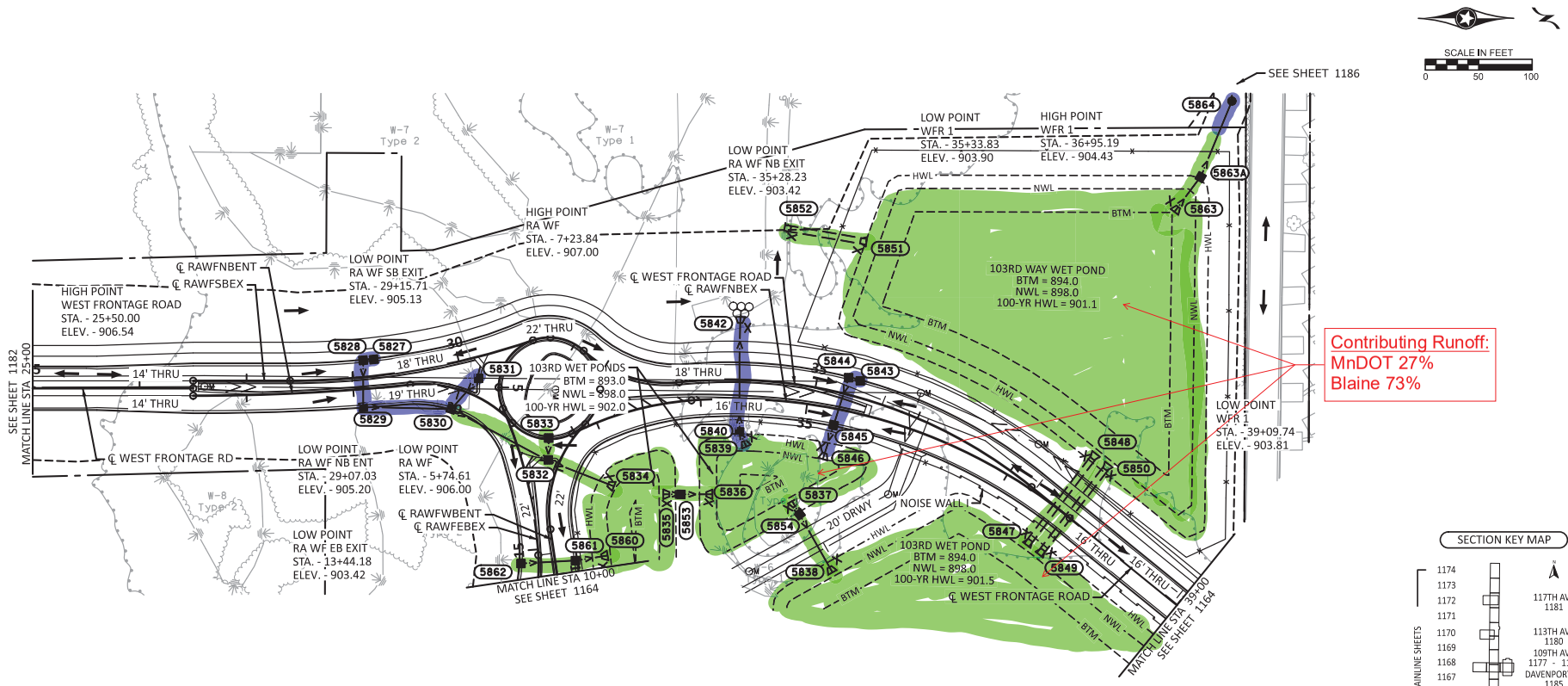
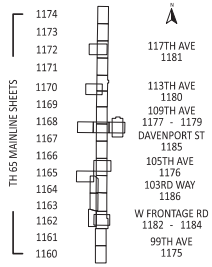


EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 25 of 27
CITY OF BLAINE

[■] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[■] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[■] MNDOT OWNERSHIP AND MAINTENANCE

Each agency will be responsible for major maintenance cost-share based on contributing runoff rates.

SECTION KEY MAP



LEGEND

- RETAINING WALL
- CONSTRUCTION LIMITS
- CCWD FLOODPLAIN LIMITS
- WETLAND DELINEATION - AREA OF ENVIRONMENTAL SENSITIVITY
- EXISTING R/W
- PROPOSED R/W
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
- PROPOSED PIPE CULVERT
- PROPOSED STORM SEWER PIPE
- PROPOSED CATCH BASIN / DROP INLET
- PROPOSED MANHOLE
- PROPOSED APRON
- PROPOSED STRUCTURE ID (5XXX)
- INPLACE STRUCTURE ID (6XXX)
- INPLACE STRUCTURE TAMS ID (2XXXXXX)
- DITCH BLOCK
- PROPOSED GUIDE POST TYPE B
- PROPOSED RANDOM RIPRAP
- SURFACE FLOW ARROW
- (1) RECONSTRUCT DRAINAGE STRUCTURE
- (2) CONNECT TO EXISTING STORM SEWER
- (3) ADJUST FRAME AND RING CASTING
- (4) CONNECT INTO EXISTING DRAINAGE STRUCTURE
- (5) CONNECT TO INPLACE CULVERT (INCIDENTAL)

NOTES

1. ALL ROADWAY DIMENSIONS ARE TO FACE OF CURB OR EDGE OF BITUMINOUS.
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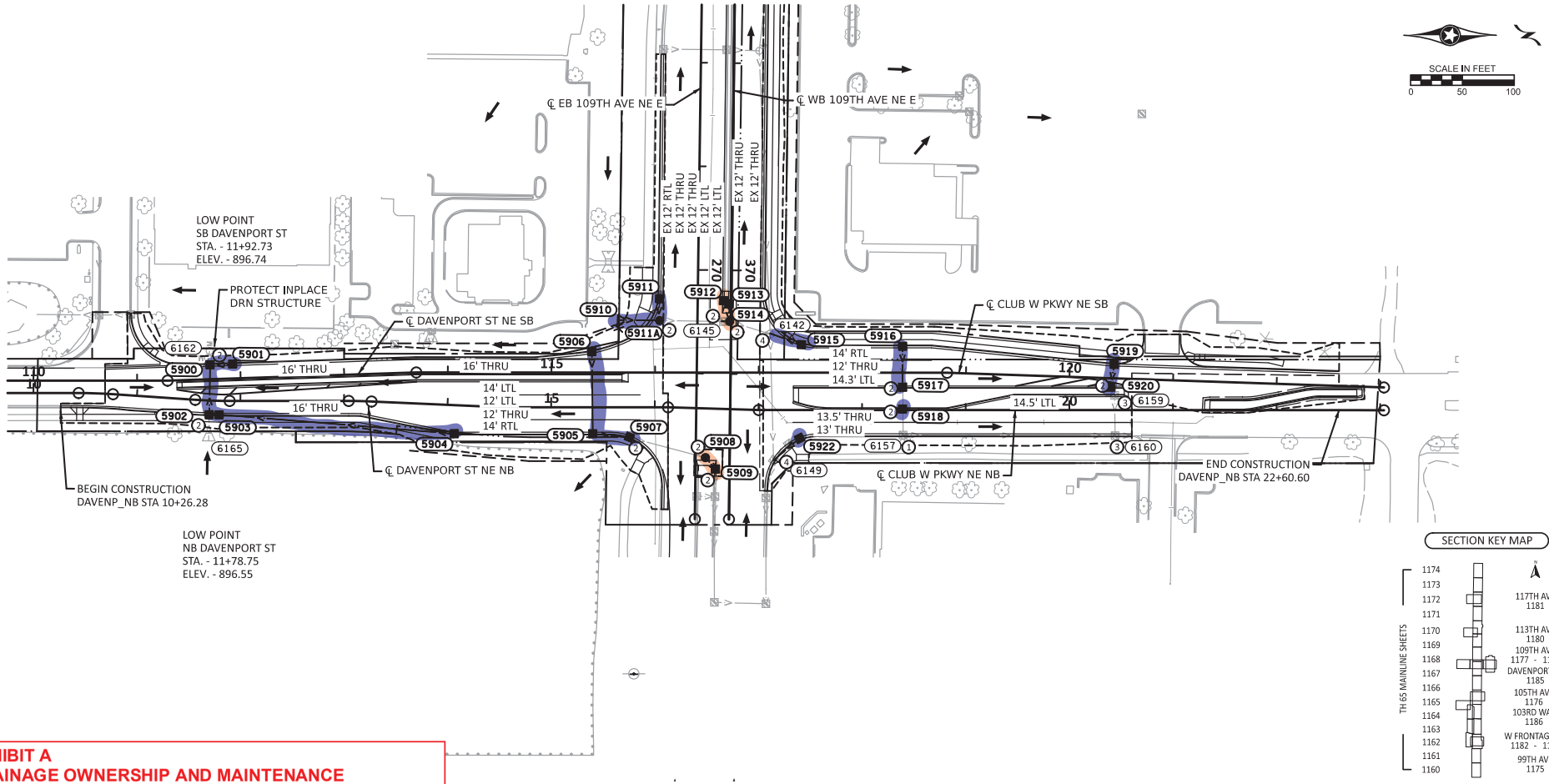
DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-003_LOCAL

Davenport Street NE / Club West Parkway NE



SECTION KEY MAP

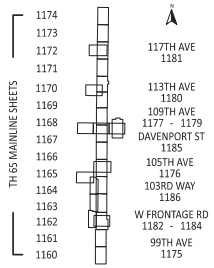


EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 26 of 27
CITY OF BLAINE

[ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[ ] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[ ] MNDOT OWNERSHIP AND MAINTENANCE

Each agency will be responsible for major maintenance cost-share based on contributing runoff rates.

LEGEND

- RETAINING WALL
- CONSTRUCTION LIMITS
- CCWD FLOODPLAIN LIMITS
- WETLAND DELINEATION - AREA OF ENVIRONMENTAL SENSITIVITY
- EXISTING R/W
- PROPOSED R/W
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
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DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-003_LOCAL

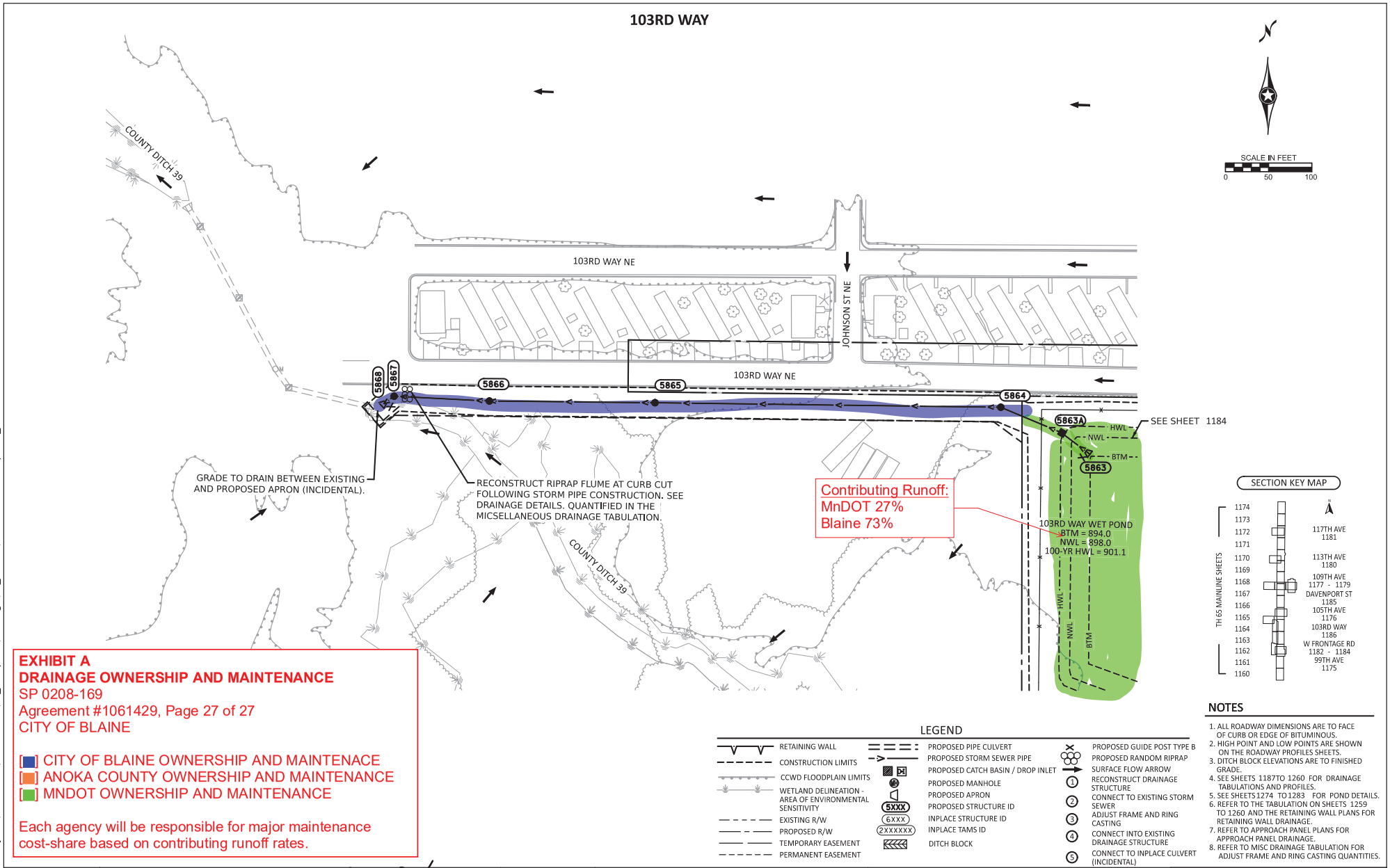

EXHIBIT A
DRAINAGE OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 27 of 27
CITY OF BLAINE

[ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[ ] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[ ] MNDOT OWNERSHIP AND MAINTENANCE

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LEGEND

- RETAINING WALL
- CONSTRUCTION LIMITS
- CCWD FLOODPLAIN LIMITS
- WETLAND DELINEATION - AREA OF ENVIRONMENTAL SENSITIVITY
- EXISTING R/W
- PROPOSED R/W
- TEMPORARY EASEMENT
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DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Drainage\03_Sheets\026056-000-185drp-002_LOCAL

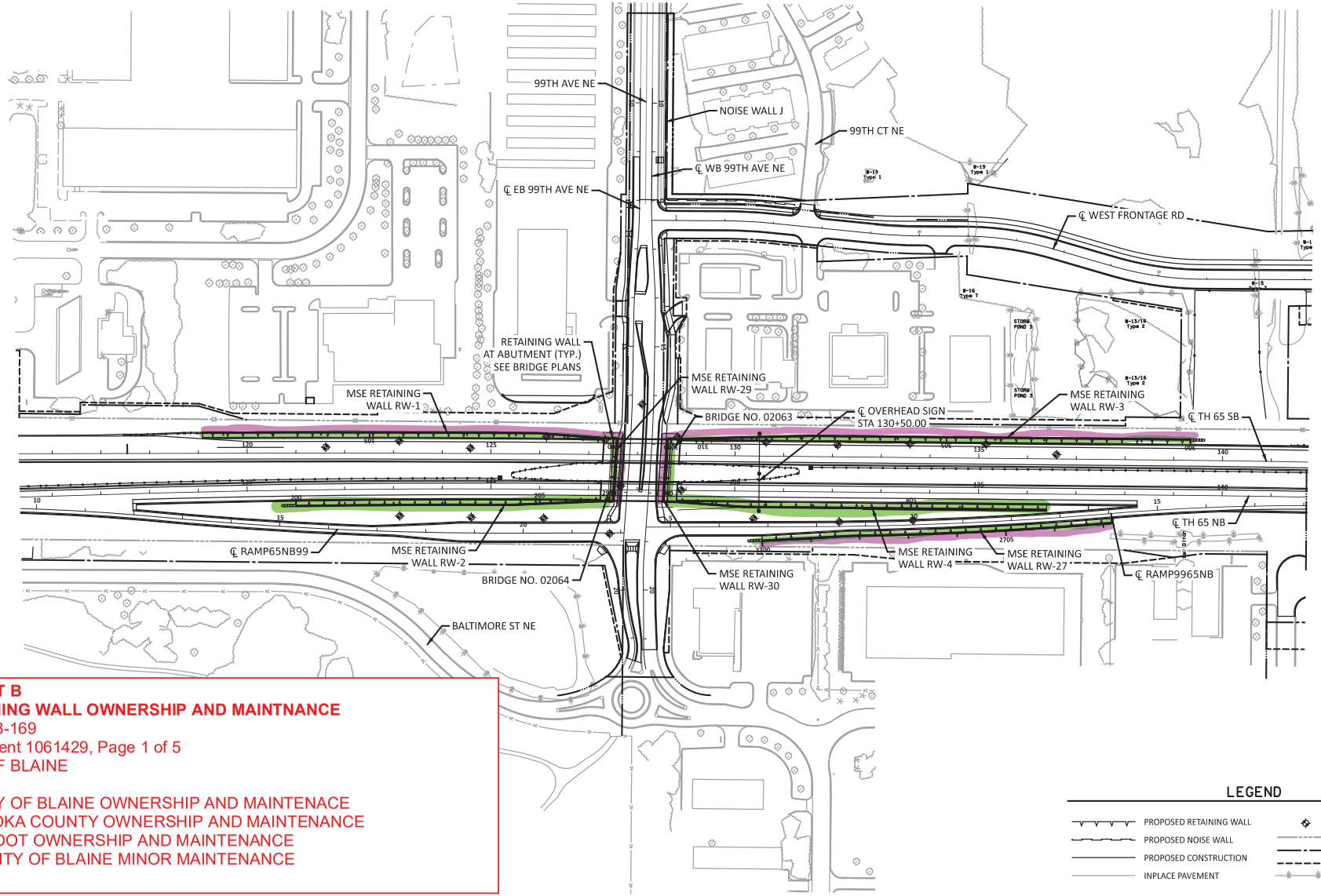

EXHIBIT B
RETAINING WALL OWNERSHIP AND MAINTNANCE
SP 0208-169
Agreement 1061429, Page 1 of 5
CITY OF BLAINE

[■] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[■] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[■] MNDOT OWNERSHIP AND MAINTENANCE
[■] CITY OF BLAINE MINOR MAINTENANCE

DRAWN BY: TJE
DESIGNED BY: TDO
CHECKED BY: CBO

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NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: CARL OSBERG, PE
DATE: 9/16/2025 LIC. NO. 42732

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

RETAINING WALL PLANS
RETAINING WALL LOCATIONS
TH65 & 99TH AVENUE INTERSECTION

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1006 of 1662 Sheets

DATE: 9/16/2025
FILENAME: P:\Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-215wrp-GENERAL LAYOUT-001

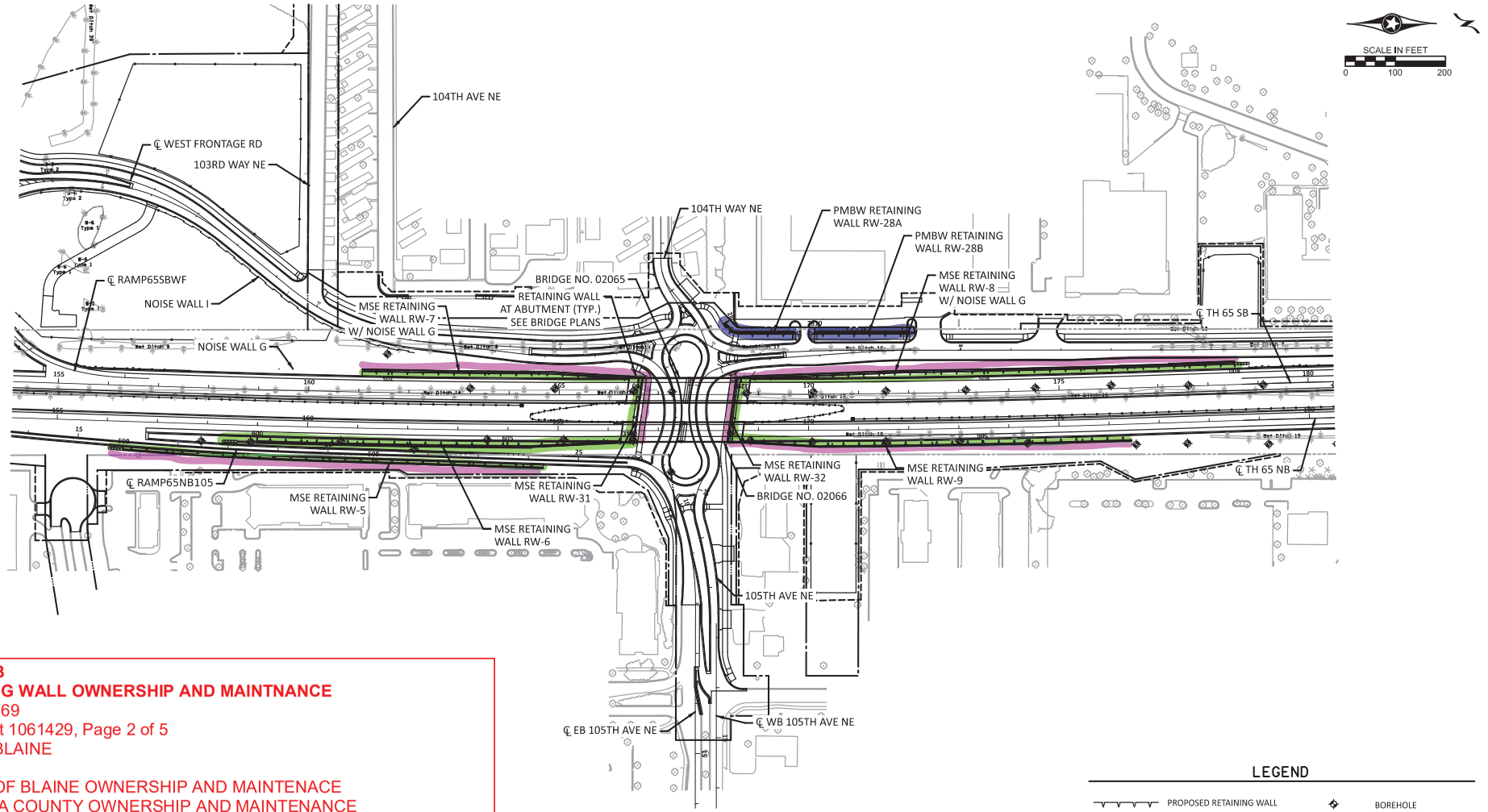

EXHIBIT B
RETAINING WALL OWNERSHIP AND MAINTNANCE
SP 0208-169
Agreement 1061429, Page 2 of 5
CITY OF BLAINE

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NOT FOR CONSTRUCTION

SIGNATURE: Carl Osberg
PRINTED NAME: CARL OSBERG, PE
DATE: 9/16/2025 LIC. NO. 42732

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

RETAINING WALL PLANS
RETAINING WALL LOCATIONS
TH65 & 105TH AVENUE INTERSECTION

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1007 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-215wrp-GENERAL LAYOUT-001

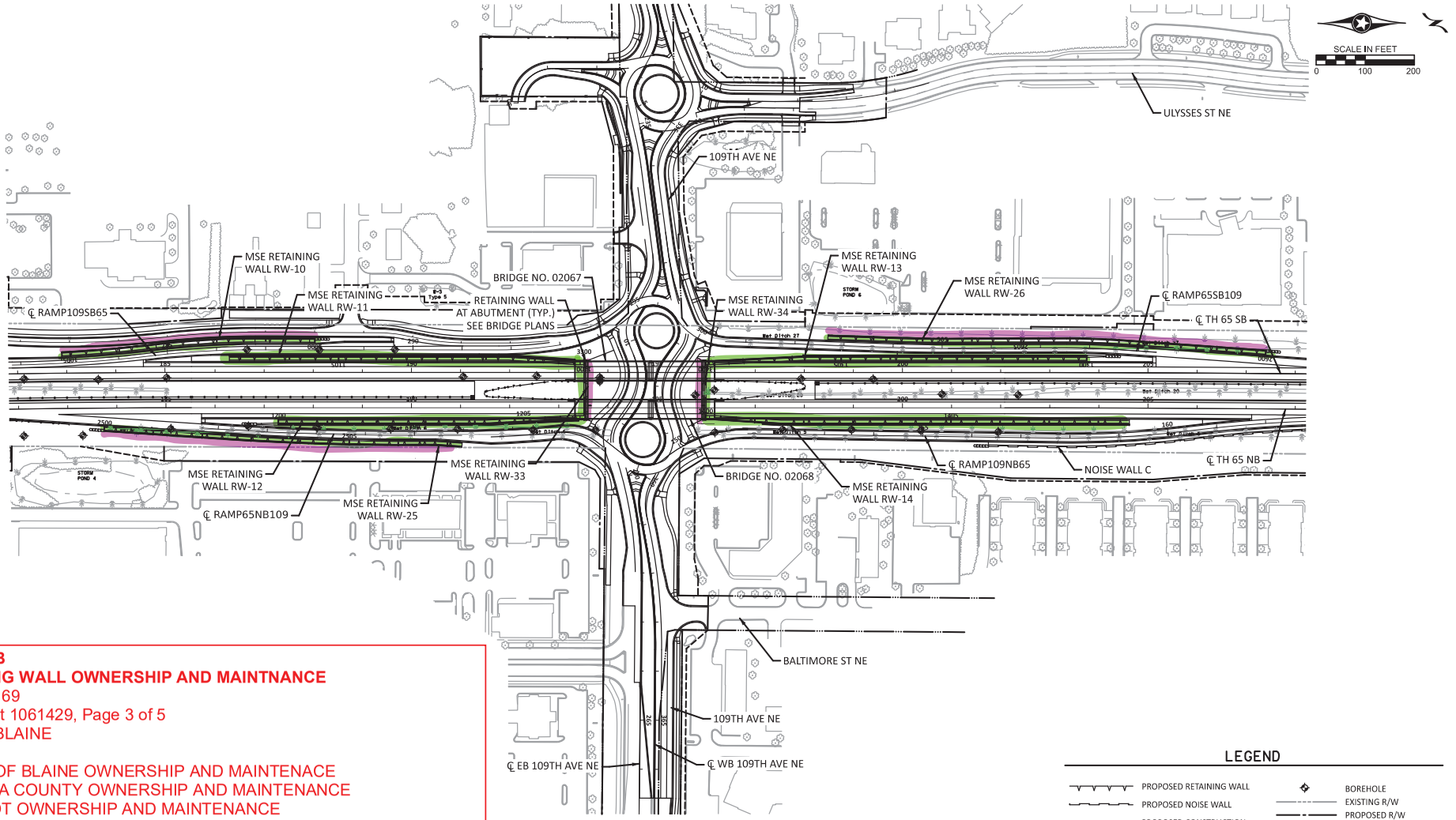

EXHIBIT B
RETAINING WALL OWNERSHIP AND MAINTNANCE
SP 0208-169
Agreement 1061429, Page 3 of 5
CITY OF BLAINE

- [ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
- [ ] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
- [ ] MNDOT OWNERSHIP AND MAINTENANCE
- [ ] CITY OF BLAINE MINOR MAINTENANCE

DRAWN BY: TJE
DESIGNED BY: TDO
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MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

RETAINING WALL PLANS
RETAINING WALL LOCATIONS
TH65 & 109TH AVENUE INTERSECTION

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1008 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-215wrp-GENERAL LAYOUT-001

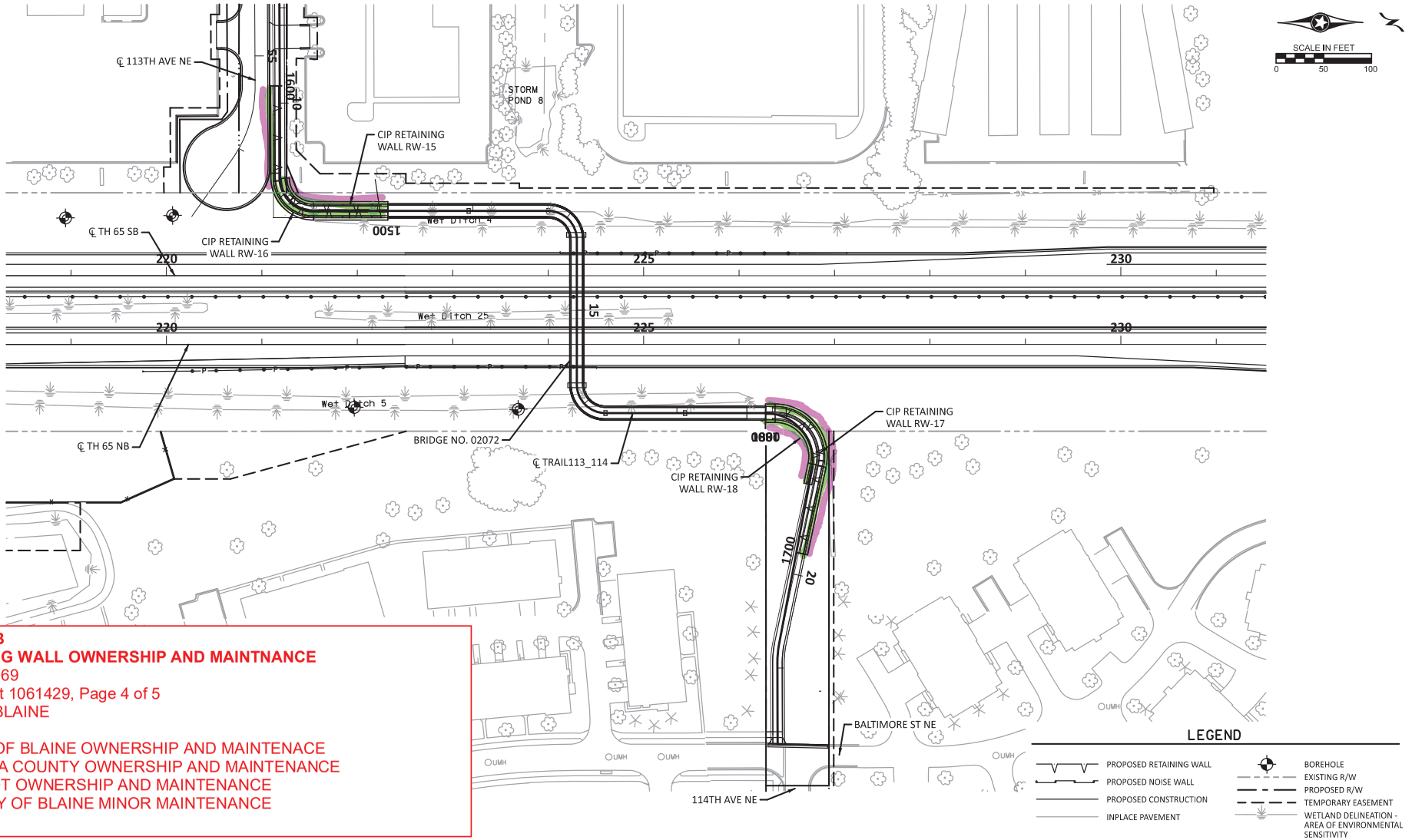

EXHIBIT B
RETAINING WALL OWNERSHIP AND MAINTNANCE
SP 0208-169
Agreement 1061429, Page 4 of 5
CITY OF BLAINE

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MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

RETAINING WALL PLANS
RETAINING WALL LOCATIONS
TRAIL AT 113TH/114TH AVE

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1009 of 1662 Sheets

DATE: 9/16/2025
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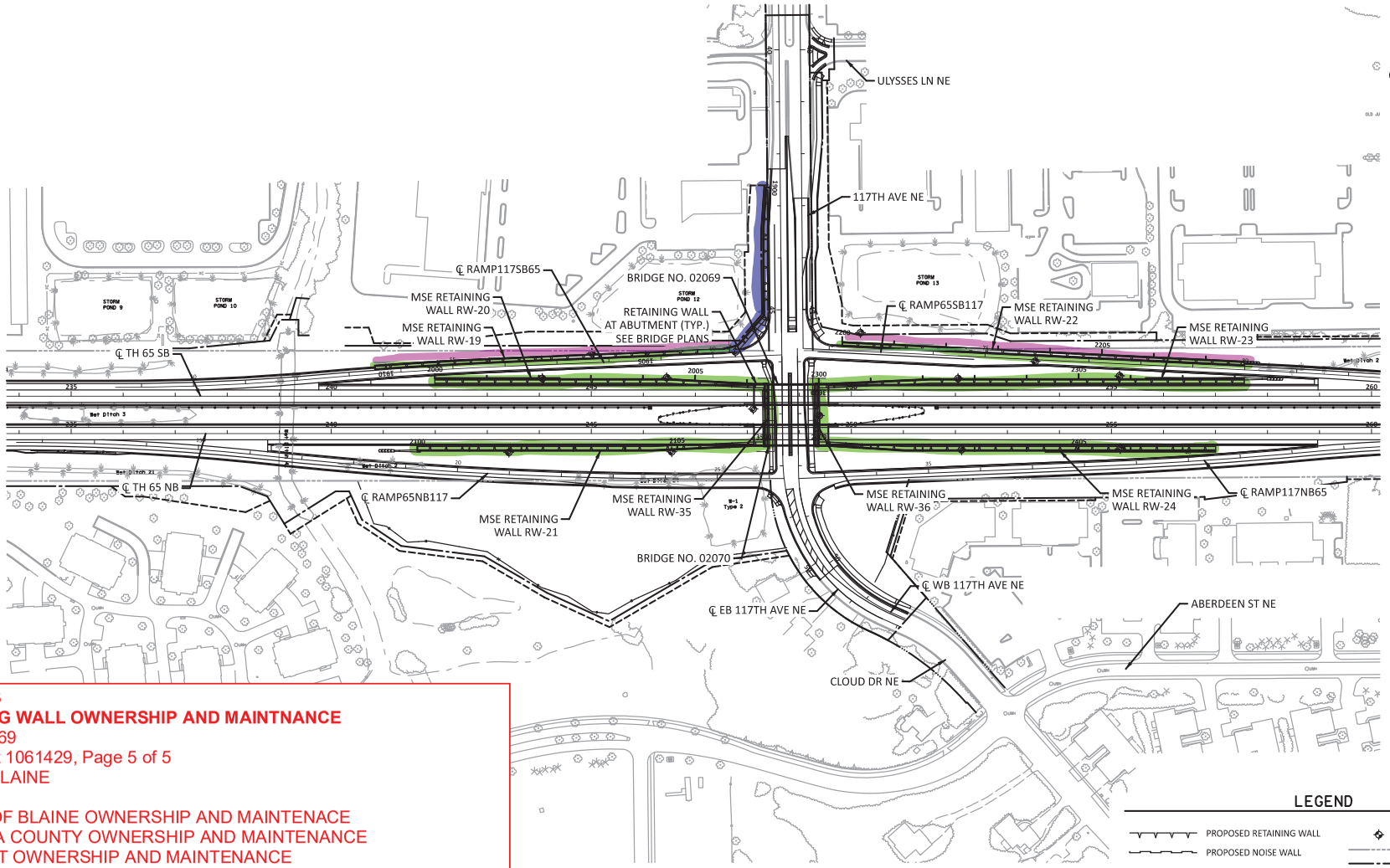

EXHIBIT B
RETAINING WALL OWNERSHIP AND MAINTNANCE
SP 0208-169
Agreement 1061429, Page 5 of 5
CITY OF BLAINE

[ ] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[ ] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[ ] MNDOT OWNERSHIP AND MAINTENANCE
[ ] CITY OF BLAINE MINOR MAINTENANCE

LEGEND

- PROPOSED RETAINING WALL
- PROPOSED NOISE WALL
- PROPOSED CONSTRUCTION
- INPLACE PAVEMENT
- BOREHOLE
- EXISTING R/W
- PROPOSED R/W
- TEMPORARY EASEMENT
- WETLAND DELINEATION - AREA OF ENVIRONMENTAL SENSITIVITY

DRAWN BY: TJE
DESIGNED BY: TDO
CHECKED BY: CBO

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PRINTED NAME: CARL OSBERG, PE
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wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

RETAINING WALL PLANS
RETAINING WALL LOCATIONS
TH65 & 117TH AVENUE INTERSECTION

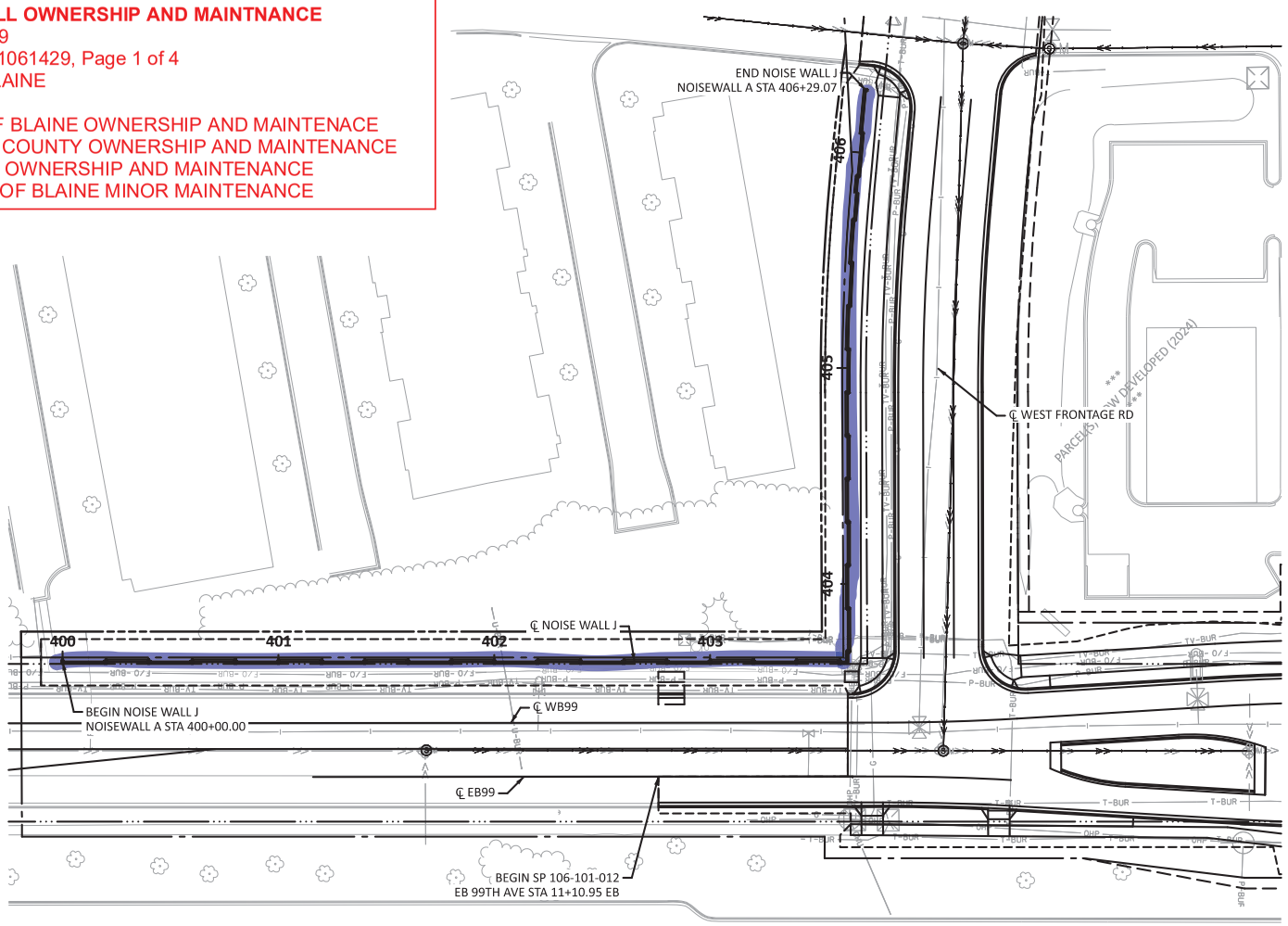
SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1010 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-215wrp-GENERAL LAYOUT-001

EXHIBIT C
NOISE WALL OWNERSHIP AND MAINTNANCE
SP 0208-169
Agreement 1061429, Page 1 of 4
CITY OF BLAINE

[■] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[■] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[■] MNDOT OWNERSHIP AND MAINTENANCE
[■] CITY OF BLAINE MINOR MAINTENANCE

NOISE WALL J



LEGEND

- EXISTING R/W
- PROPOSED R/W
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
- CONSTRUCTION LIMITS
- INPLACE PAVEMENT
- PROPOSED CONSTRUCTION

NOTES

- THE ALIGNMENT FOR THE NOISE WALL IS LOCATED ALONG THE CENTER OF THE NOISE WALL POSTS.
- NOISE WALLS TO MEET TL-3 WHEN LOCATED ON MOMENT SLABS OTHERWISE MEET TL-4.
- SEE BRIDGE PLANS FOR MORE INFORMATION FOR NOISE WALLS ON APPROACH PANELS AND BRIDGE RAILS.

DRAWN BY:	KMM
DESIGNED BY:	KMM
CHECKED BY:	NEH

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: NICHOLAS HENTGES
DATE: 9/16/2025 LIC. NO. 44620

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

NOISE WALL PLAN & PROFILE
NOISE WALL J

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1146 of 1662 Sheets

DATE: 9/16/2025
FILENAME: P:\Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-001nw-001.dgn

EXHIBIT C
NOISE WALL OWNERSHIP AND MAINTNANCE
SP 0208-169
Agreement 1061429, Page 2 of 4
CITY OF BLAINE

[■] CITY OF BLAINE OWNERSHIP AND MAINTENACE
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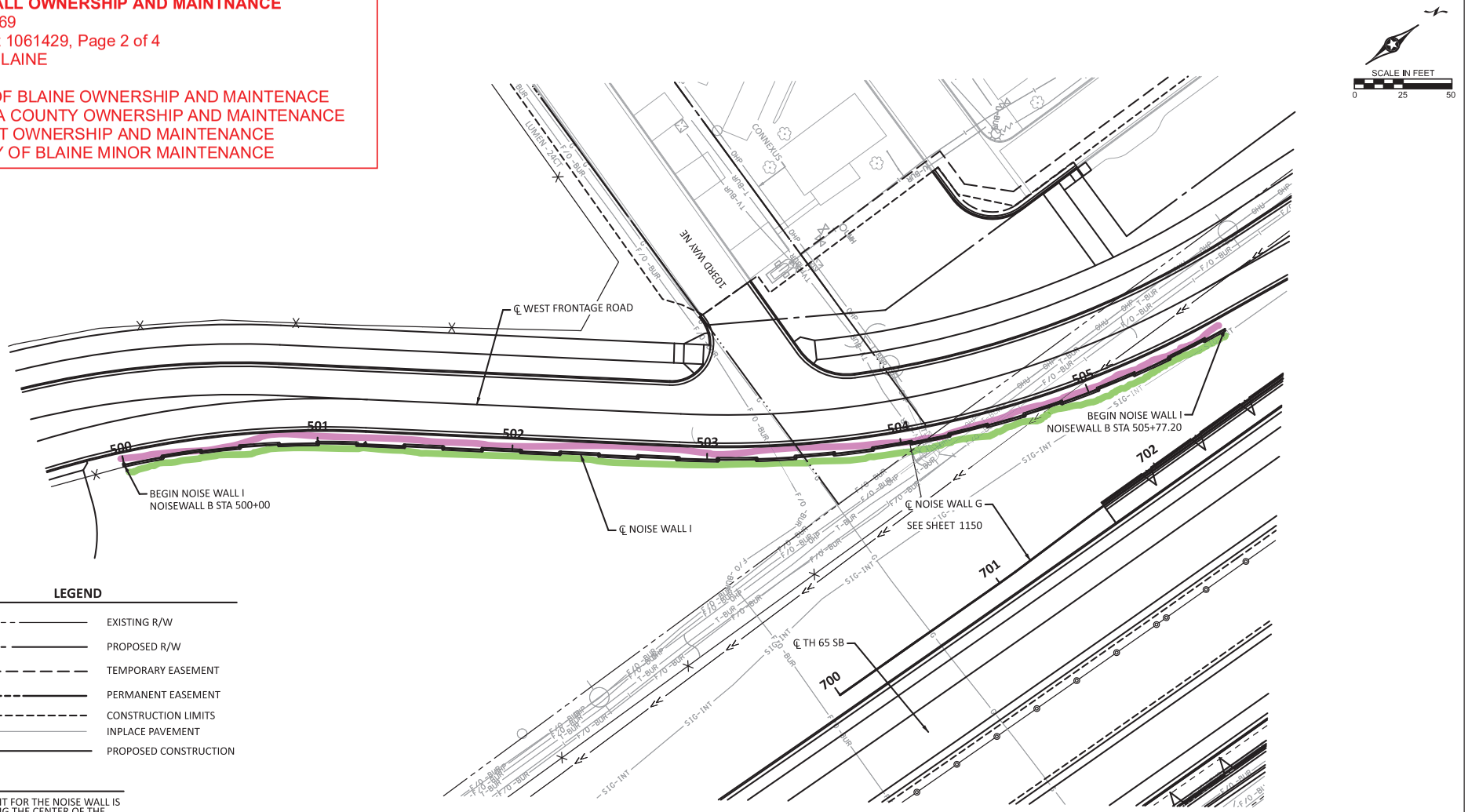
[■] CITY OF BLAINE MINOR MAINTENANCE

NOISE WALL I



LEGEND

- EXISTING R/W
- PROPOSED R/W
- TEMPORARY EASEMENT
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- NOISE WALLS TO MEET TL-3 WHEN LOCATED ON MOMENT SLABS OTHERWISE MEET TL-4.
- SEE BRIDGE PLANS FOR MORE INFORMATION FOR NOISE WALLS ON APPROACH PANELS AND BRIDGE RAILS.

DRAWN BY:	KMM
DESIGNED BY:	KMM
CHECKED BY:	NEH

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: NICHOLAS HENTGES
DATE: $SIGNDATE LIC. NO. 44620

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

NOISE WALL PLAN & PROFILE
NOISE WALL I

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1148 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-001nw-001.dgn

NOISE WALL G

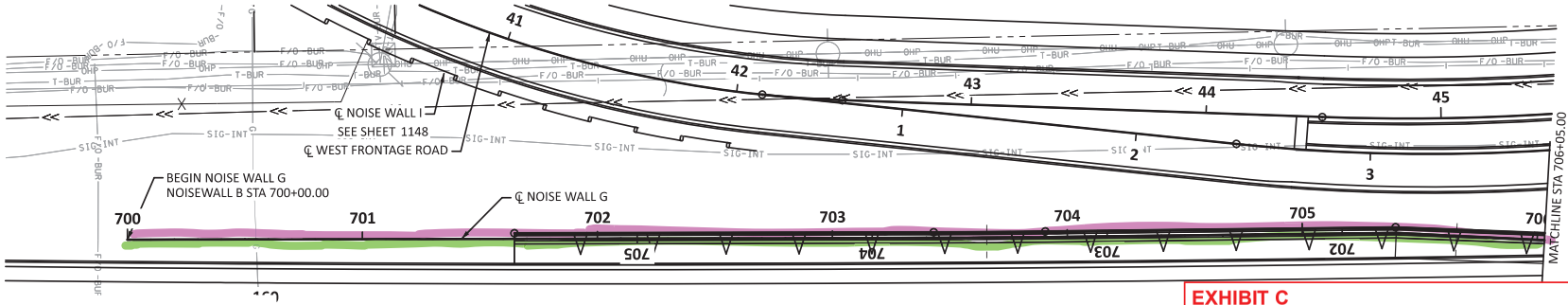


EXHIBIT C
NOISE WALL OWNERSHIP AND MAINTNANCE
SP 0208-169
Agreement 1061429, Page 3 of 4
CITY OF BLAINE

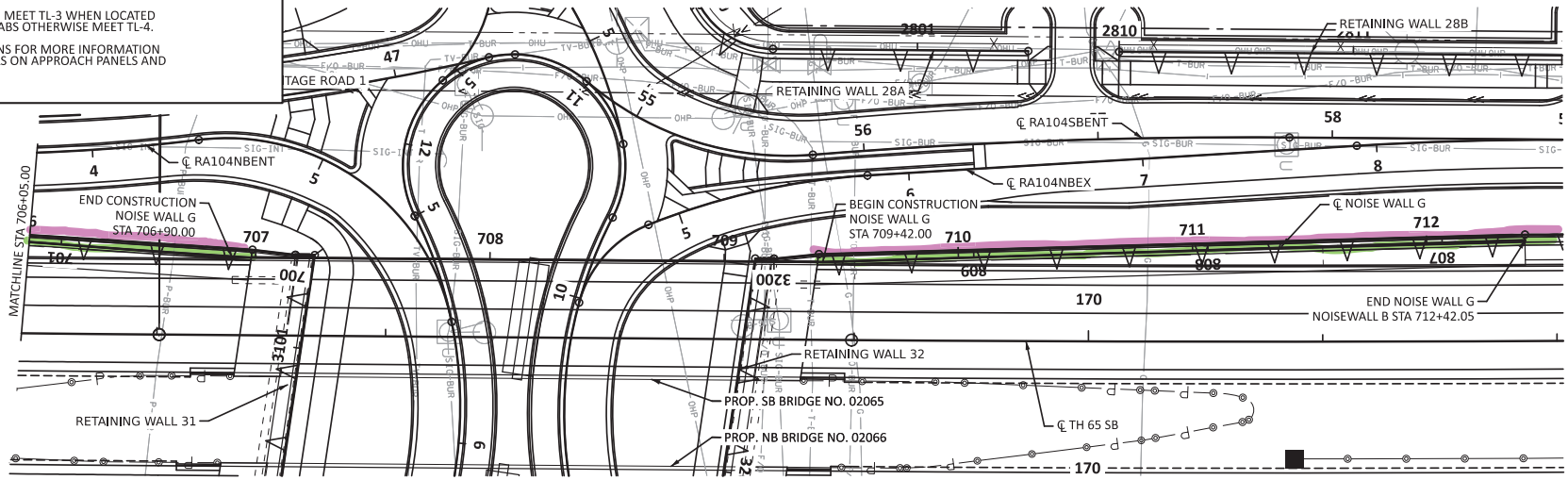
[■] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[■] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[■] MNDOT OWNERSHIP AND MAINTENANCE
[■] CITY OF BLAINE MINOR MAINTENANCE

LEGEND

- EXISTING R/W
- PROPOSED R/W
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
- CONSTRUCTION LIMITS
- INPLACE PAVEMENT
- PROPOSED CONSTRUCTION

NOTES

- THE ALIGNMENT FOR THE NOISE WALL IS LOCATED ALONG THE CENTER OF THE NOISE WALL POSTS.
- NOISE WALLS TO MEET TL-3 WHEN LOCATED ON MOMENT SLABS OTHERWISE MEET TL-4.
- SEE BRIDGE PLANS FOR MORE INFORMATION FOR NOISE WALLS ON APPROACH PANELS AND BRIDGE RAILS.



DRAWN BY:	KMM
DESIGNED BY:	KMM
CHECKED BY:	NEH

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: NICHOLAS HENTGES
DATE: 9/17/2025 LIC. NO. 44620

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

NOISE WALL PLAN & PROFILE
NOISE WALL G

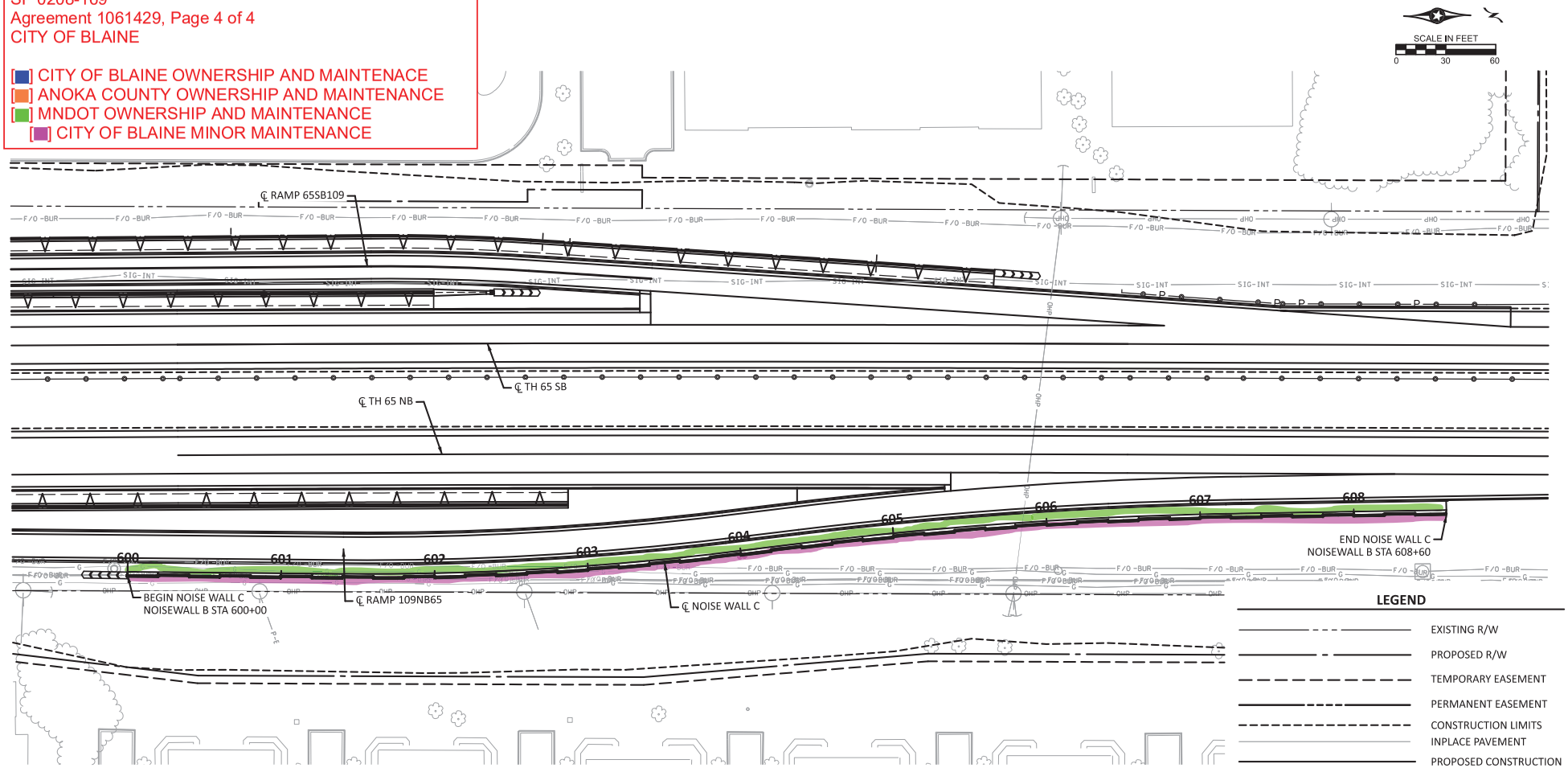
SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1150 of 1662 Sheets

DATE: 9/17/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-001nw-TH65.dgn

EXHIBIT C
NOISE WALL OWNERSHIP AND MAINTNANCE
SP 0208-169
Agreement 1061429, Page 4 of 4
CITY OF BLAINE

[■] CITY OF BLAINE OWNERSHIP AND MAINTENACE
[■] ANOKA COUNTY OWNERSHIP AND MAINTENANCE
[■] MNDOT OWNERSHIP AND MAINTENANCE
[■] CITY OF BLAINE MINOR MAINTENANCE

NOISE WALL C



LEGEND

- EXISTING R/W
- PROPOSED R/W
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
- CONSTRUCTION LIMITS
- INPLACE PAVEMENT
- PROPOSED CONSTRUCTION

NOTES

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- NOISE WALLS TO MEET TL-3 WHEN LOCATED ON MOMENT SLABS OTHERWISE MEET TL-4.
- SEE BRIDGE PLANS FOR MORE INFORMATION FOR NOISE WALLS ON APPROACH PANELS AND BRIDGE RAILS.

DRAWN BY:	KMM
DESIGNED BY:	KMM
CHECKED BY:	NEH

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SIGNATURE:
PRINTED NAME: NICHOLAS HENTGES
DATE: $SIGNDATE LIC. NO. 44620

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

NOISE WALL PROFILE & PROFILE
NOISE WALL C

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1152 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-001nw-001.dgn

TH 65 (Central Avenue NE)

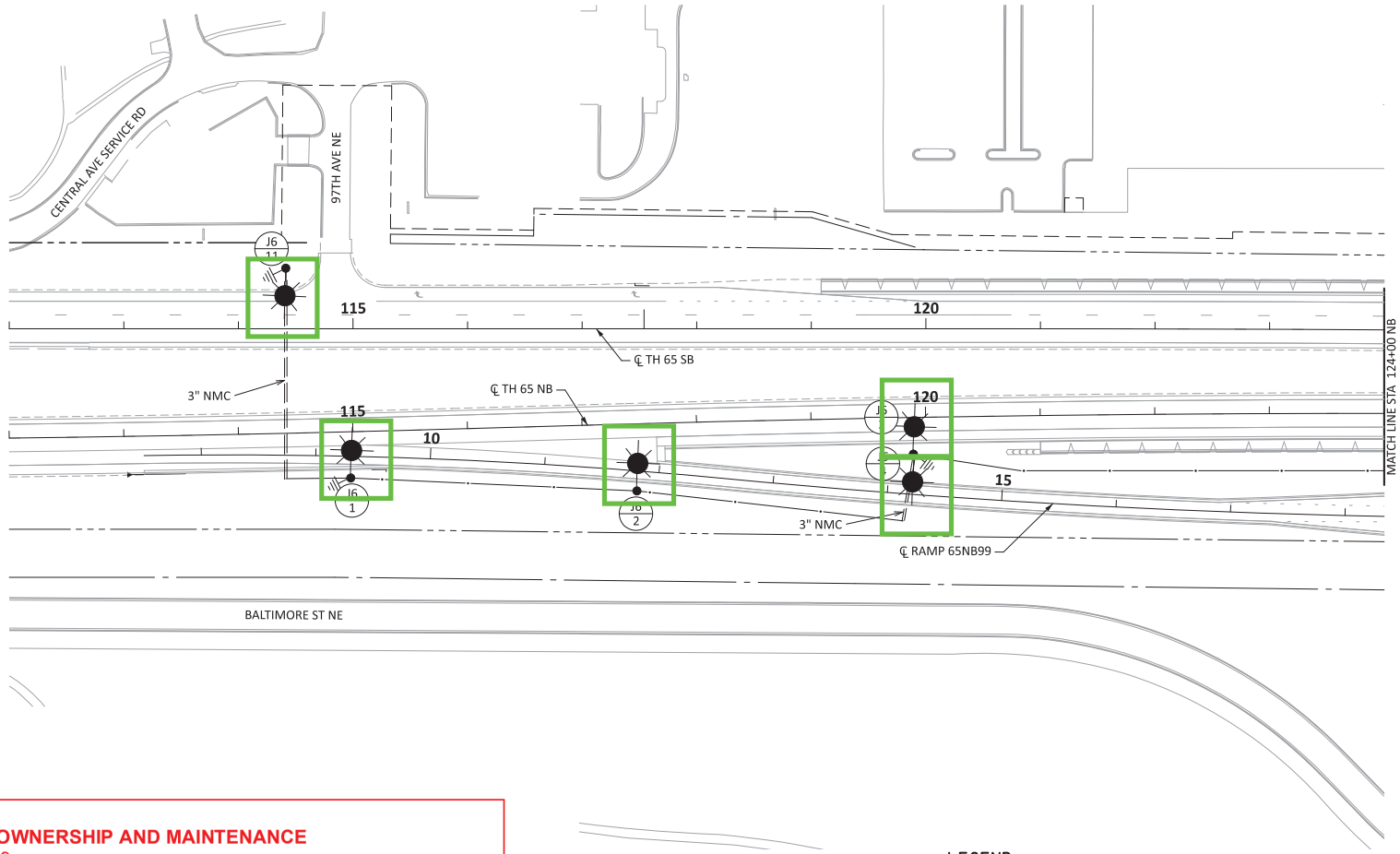


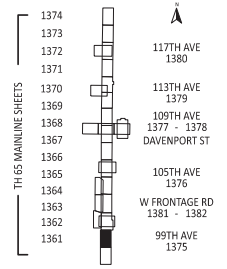
EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 1 of 22
CITY OF BLAINE

CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

LEGEND

- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- FEEDPOINT I.D. LIGHTING UNIT # (X / X)
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

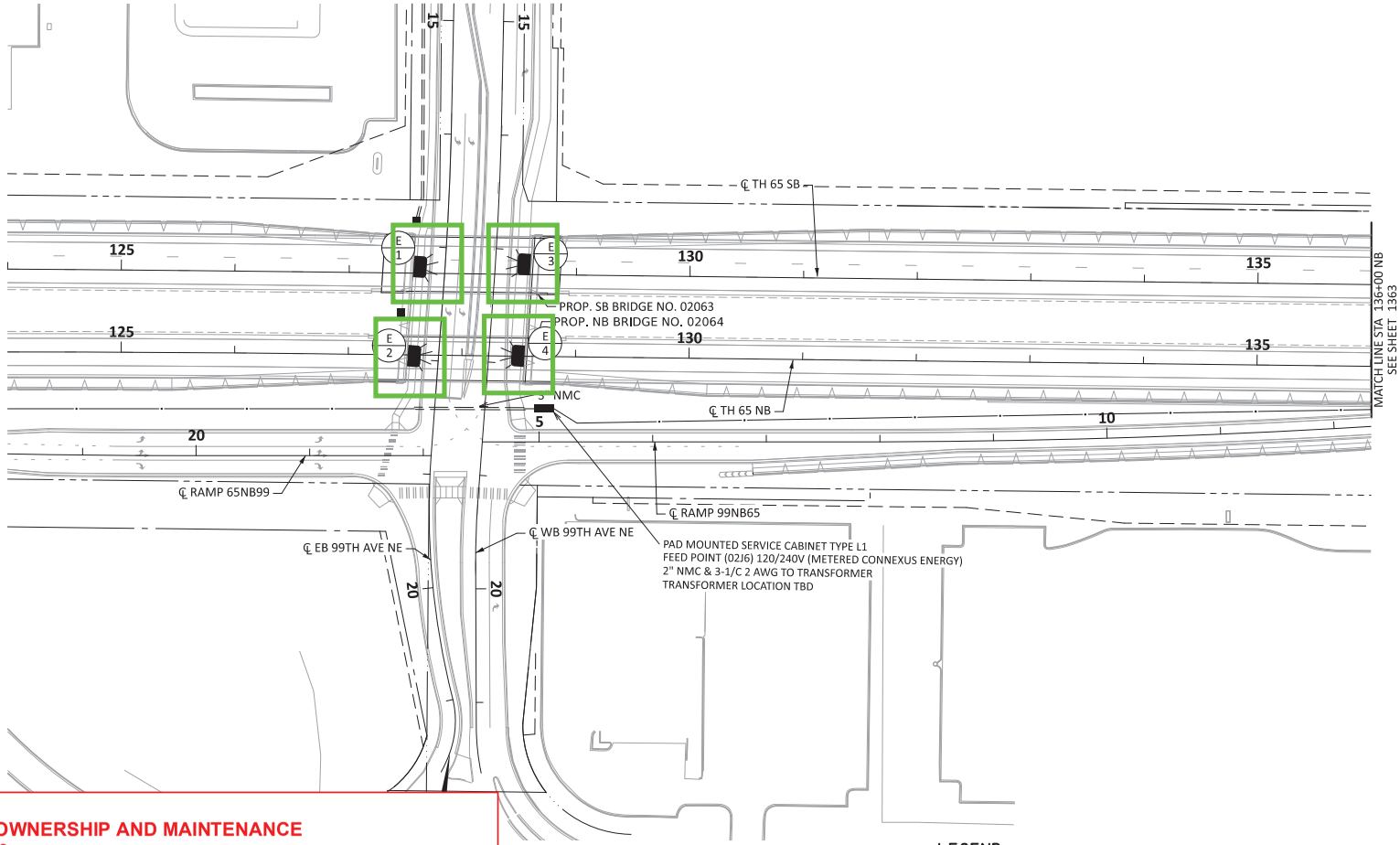
SECTION KEY MAP



DRAWN BY: DS DESIGNED BY: ES CHECKED BY: SD	I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. NOT FOR CONSTRUCTION SIGNATURE: PRINTED NAME: SEAN DELMORE, PE DATE: $SIGNDATE LIC. NO. 40945	wsb	MINNESOTA DEPARTMENT OF TRANSPORTATION **TH 65 BLAINE INTERCHANGES** CITY OF BLAINE, ANOKA COUNTY, MINNESOTA	LIGHTING PLAN PROPOSED - TH 65 NB STA 112+00 TO TH 65 NB STA 124+00	SP 0208-169 (TH 65), SP 106-101-012 SP 002-612-033, SP 106-109-010, SP 002-596-030 Sheet No. 1361 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-001

TH 65 (Central Avenue NE)



SCALE IN FEET
0 50 100

EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 2 of 22
CITY OF BLAINE

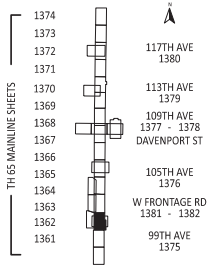
CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

LEGEND

- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- FEEDPOINT I.D. LIGHTING UNIT #
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

NOTE:
SEE BRIDGE PLANS FOR UNDERPASS LIGHTING CONDUIT LOCATIONS.

SECTION KEY MAP



DRAWN BY:	DS
DESIGNED BY:	ES
CHECKED BY:	SD

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: SEAN DELMORE, PE
DATE: $SIGNDATE LIC. NO. 40945

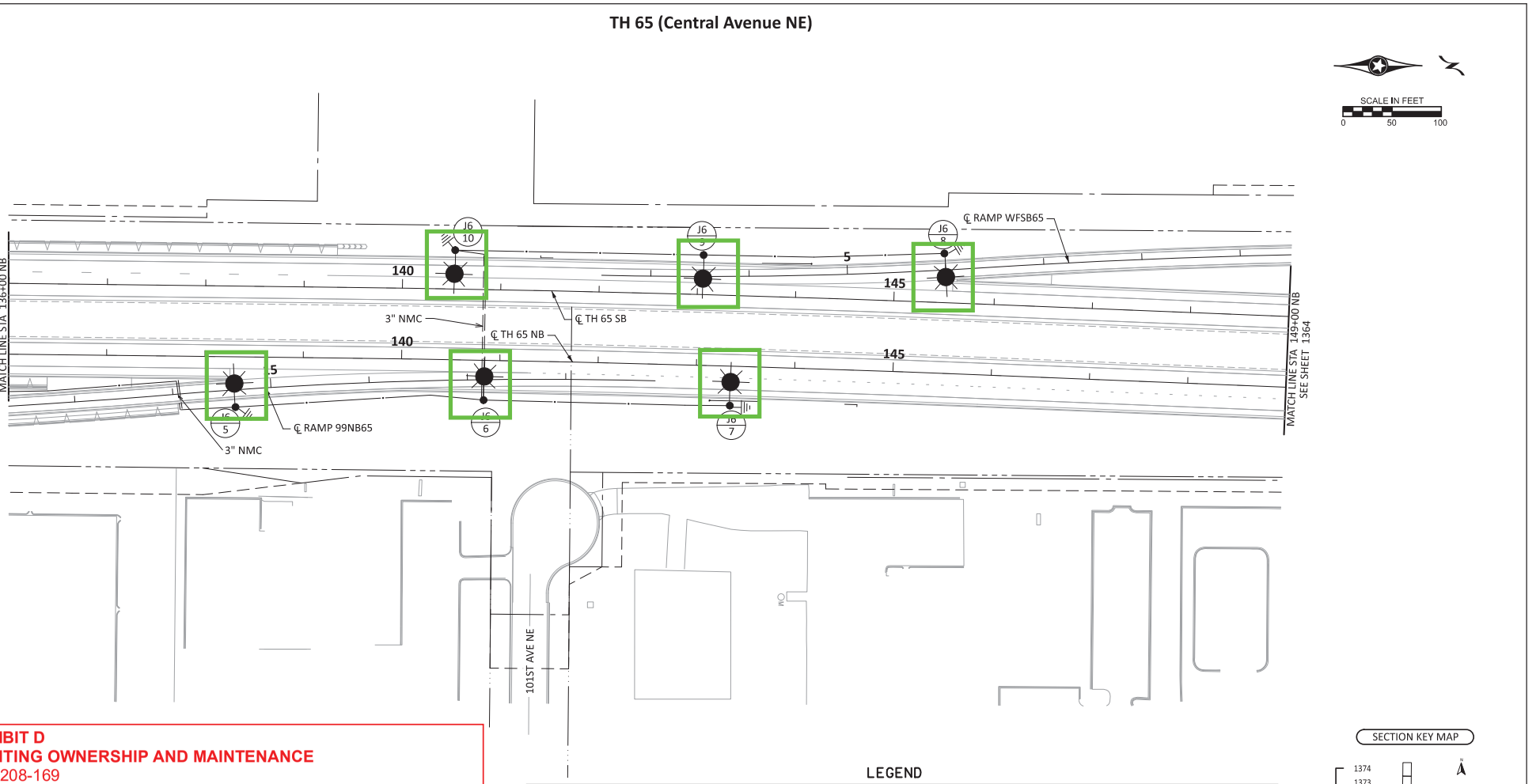
wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - TH 65 NB STA 124+00 TO TH 65 NB STA 136+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1362 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-001



DRAWN BY: DS
DESIGNED BY: ES
CHECKED BY: SD

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NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: SEAN DELMORE, PE
DATE: $SIGNDATE LIC. NO. 40945

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - TH 65 NB STA 136+00 TO TH 65 NB STA 149+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1363 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-001

TH 65 (Central Avenue NE)

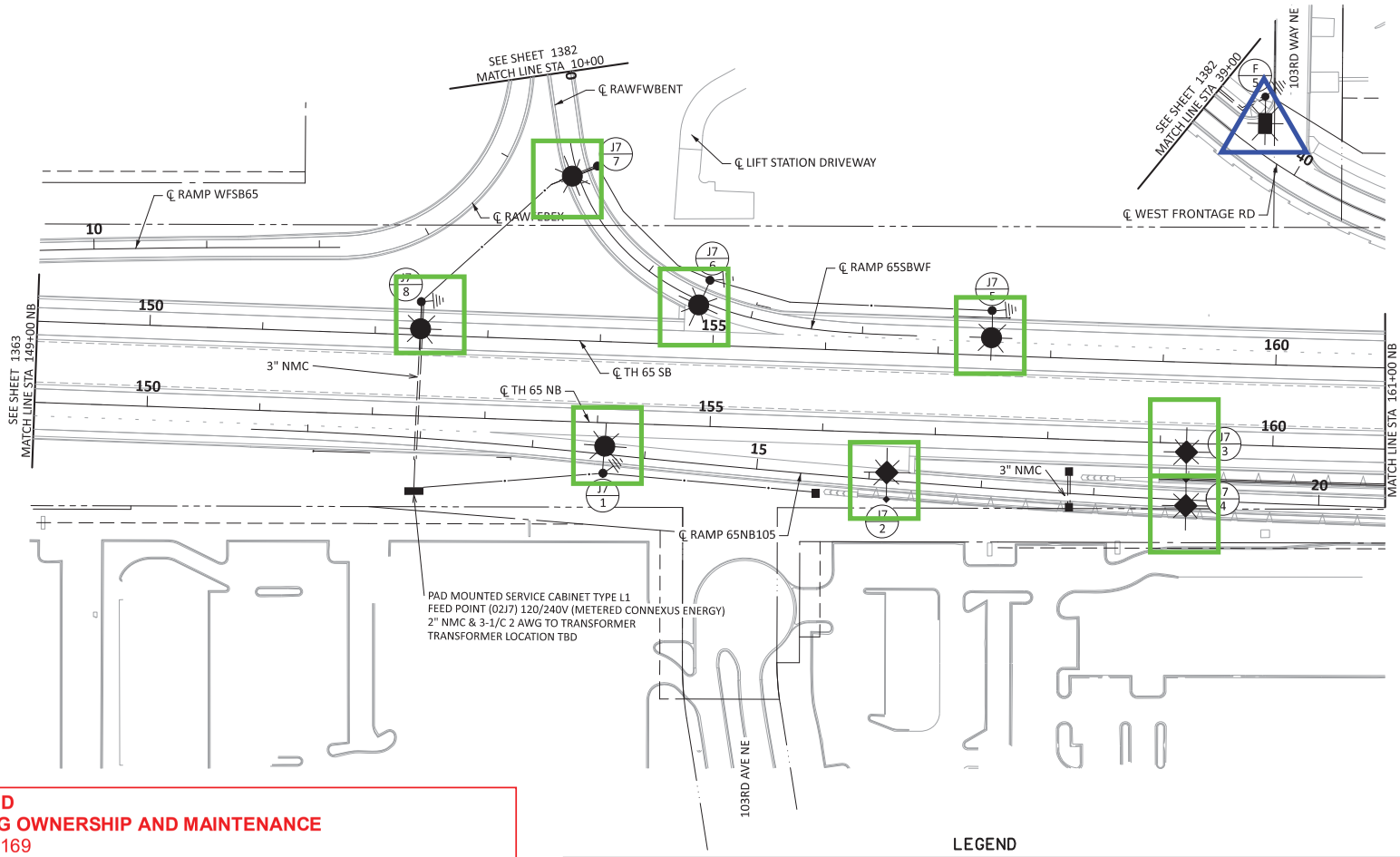


EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 4 of 22
CITY OF BLAINE

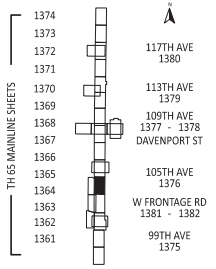
CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

LEGEND

- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- X/X FEEDPOINT I.D. LIGHTING UNIT #
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

NOTE:
SEE WALL PLANS FOR CONDUIT TO BARRIER MOUNTED LIGHTS.

SECTION KEY MAP



DRAWN BY:	DS
DESIGNED BY:	ES
CHECKED BY:	SD

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: SEAN DELMORE, PE
DATE: $SIGNDATE LIC. NO. 40945

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - TH 65 NB STA 149+00 TO TH 65 NB STA 161+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1364 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-001

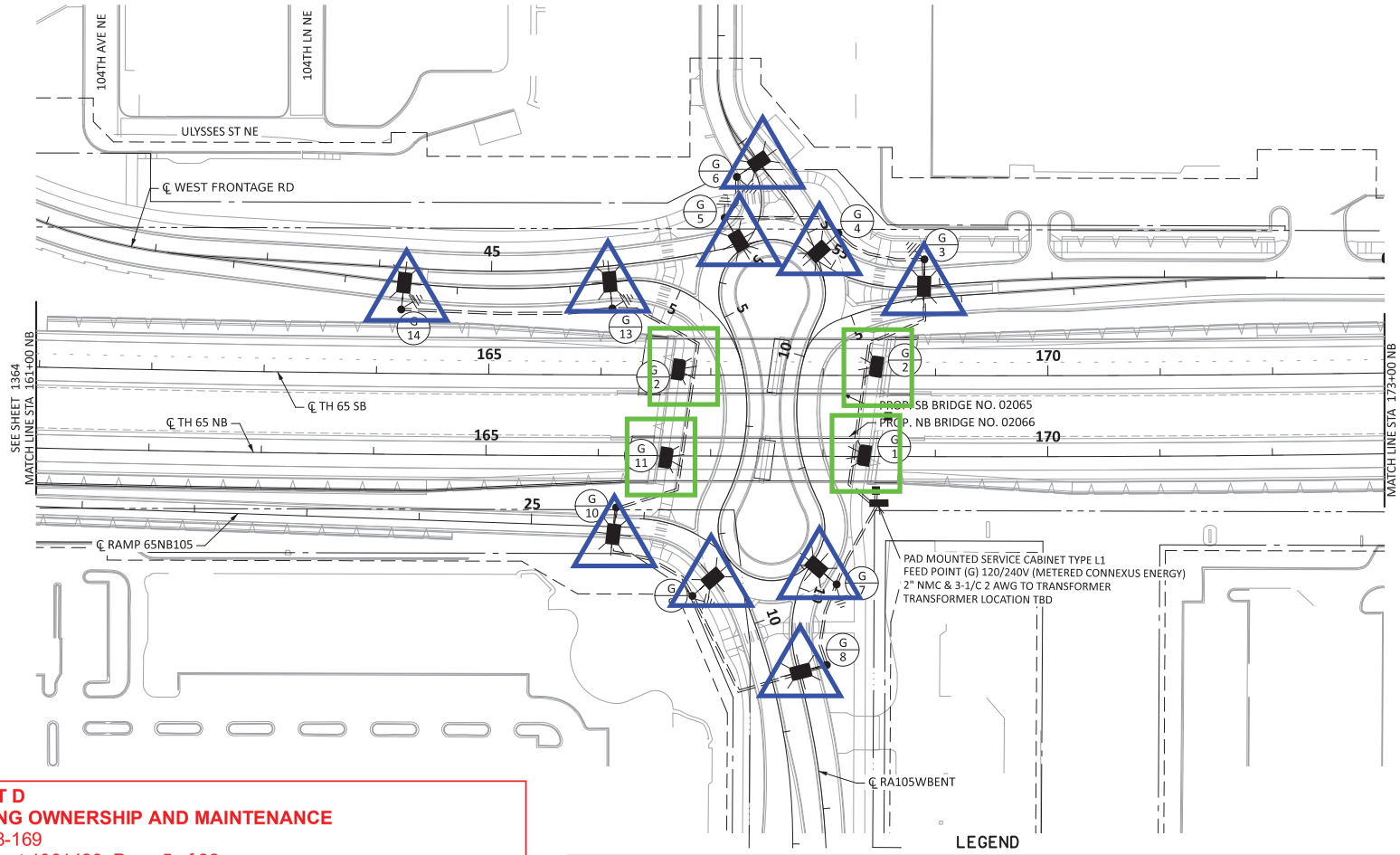


EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 5 of 22
CITY OF BLAINE

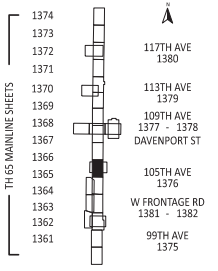
CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

LEGEND

- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- FEEDPOINT I.D. / LIGHTING UNIT # (X/X)
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

NOTE:
SEE BRIDGE PLANS FOR UNDERPASS LIGHTING CONDUIT LOCATIONS.

SECTION KEY MAP



DRAWN BY:	DS
DESIGNED BY:	ES
CHECKED BY:	SD

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NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: SEAN DELMORE, PE
DATE: $SIGNDATE LIC. NO. 40945

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - TH 65 NB STA 161+00 TO TH 65 NB STA 173+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1365 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-001

TH 65 (Central Avenue NE)

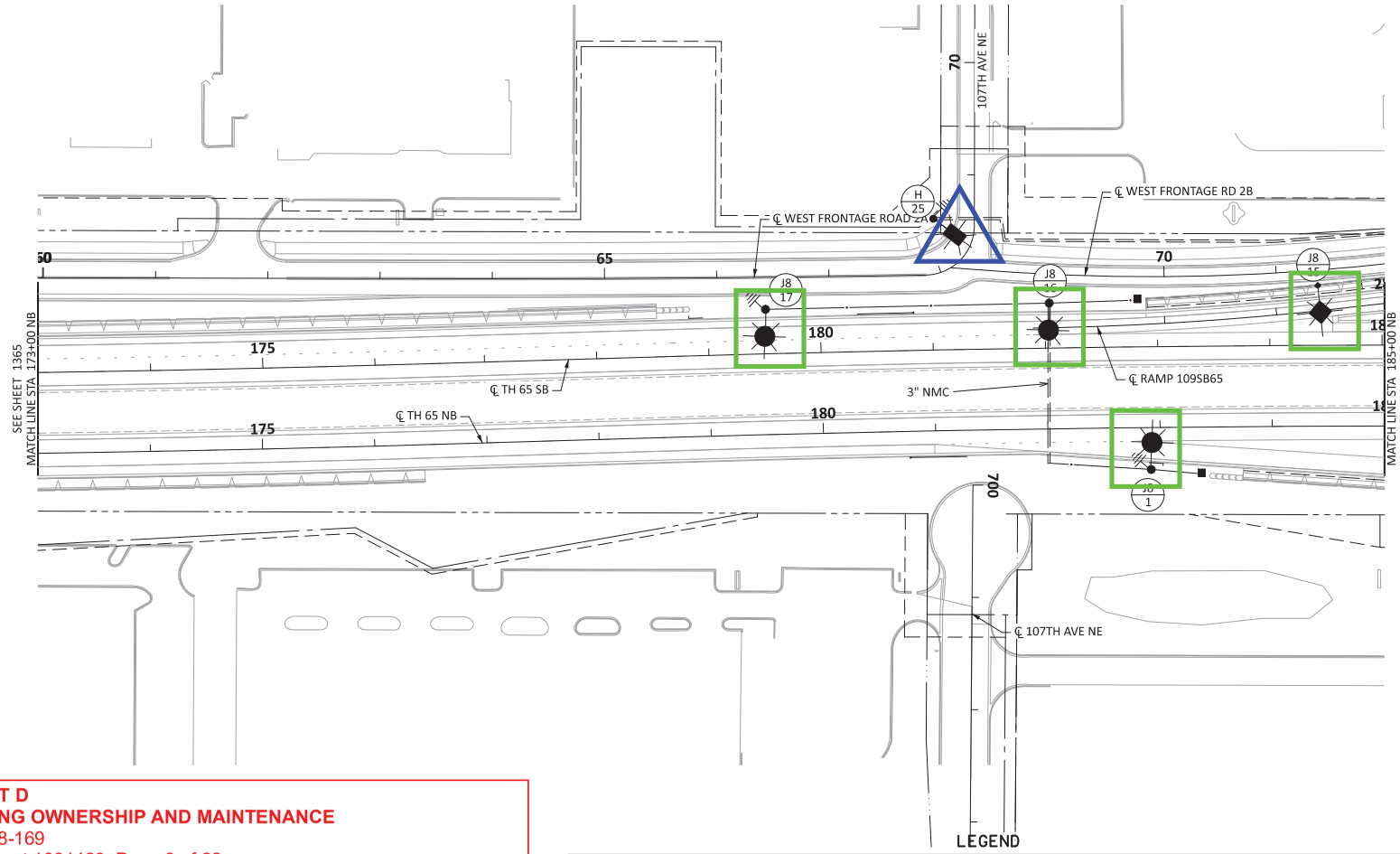


EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 6 of 22
CITY OF BLAINE

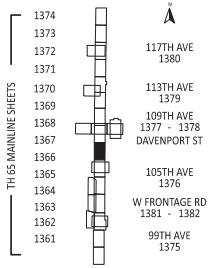
CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

LEGEND

- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- FEEDPOINT I.D. LIGHTING UNIT # (X / X)
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

NOTE:
SEE WALL PLANS FOR CONDUIT TO BARRIER MOUNTED LIGHTS.

SECTION KEY MAP



DRAWN BY:	DS
DESIGNED BY:	ES
CHECKED BY:	SD

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NOT FOR CONSTRUCTION

SIGNATURE: _____
PRINTED NAME: SEAN DELMORE, PE
DATE: $SIGNDATE LIC. NO. 40945

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - TH 65 NB STA 173+00 TO TH 65 NB STA 185+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1366 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-001

TH 65 (Central Avenue NE)

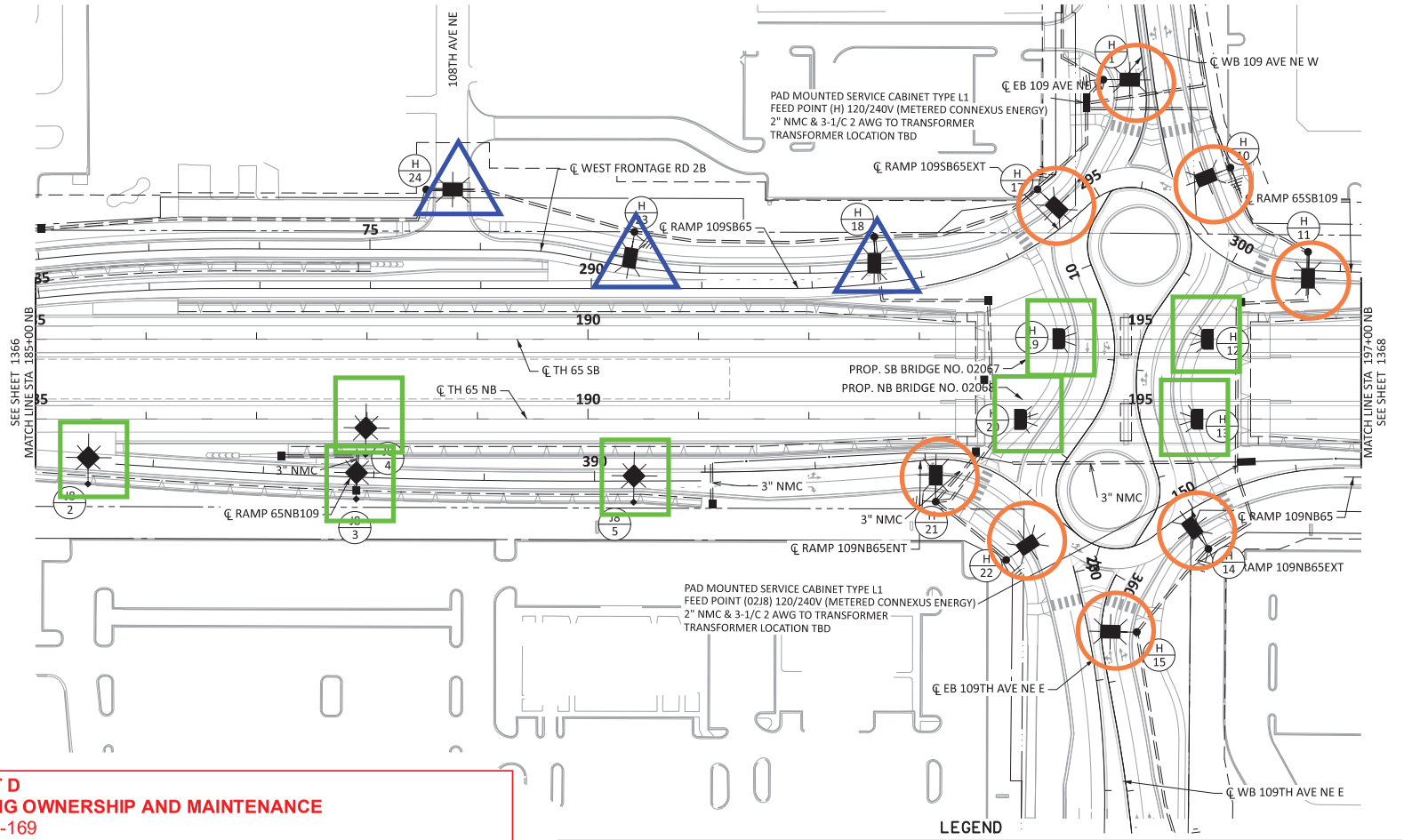


EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 7 of 22
CITY OF BLAINE

CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

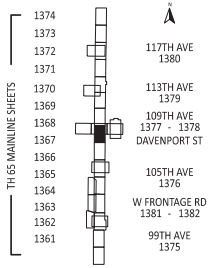
LEGEND

- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- FEEDPOINT I.D. LIGHTING UNIT #
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

NOTE:
SEE BRIDGE PLANS FOR UNDERPASS LIGHTING CONDUIT LOCATIONS.

NOTE:
SEE WALL PLANS FOR CONDUIT TO BARRIER MOUNTED LIGHTS.

SECTION KEY MAP



DRAWN BY: DS DESIGNED BY: ES CHECKED BY: SD	I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. NOT FOR CONSTRUCTION SIGNATURE: PRINTED NAME: SEAN DELMORE, PE DATE: $SIGNDATE LIC. NO. 40945	wsb	MINNESOTA DEPARTMENT OF TRANSPORTATION **TH 65 BLAINE INTERCHANGES** CITY OF BLAINE, ANOKA COUNTY, MINNESOTA	LIGHTING PLAN PROPOSED - TH 65 NB STA 185+00 TO TH 65 NB STA 197+00	SP 0208-169 (TH 65), SP 106-101-012 SP 002-612-033, SP 106-109-010, SP 002-596-030 Sheet No. 1367 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-001

TH 65 (Central Avenue NE)

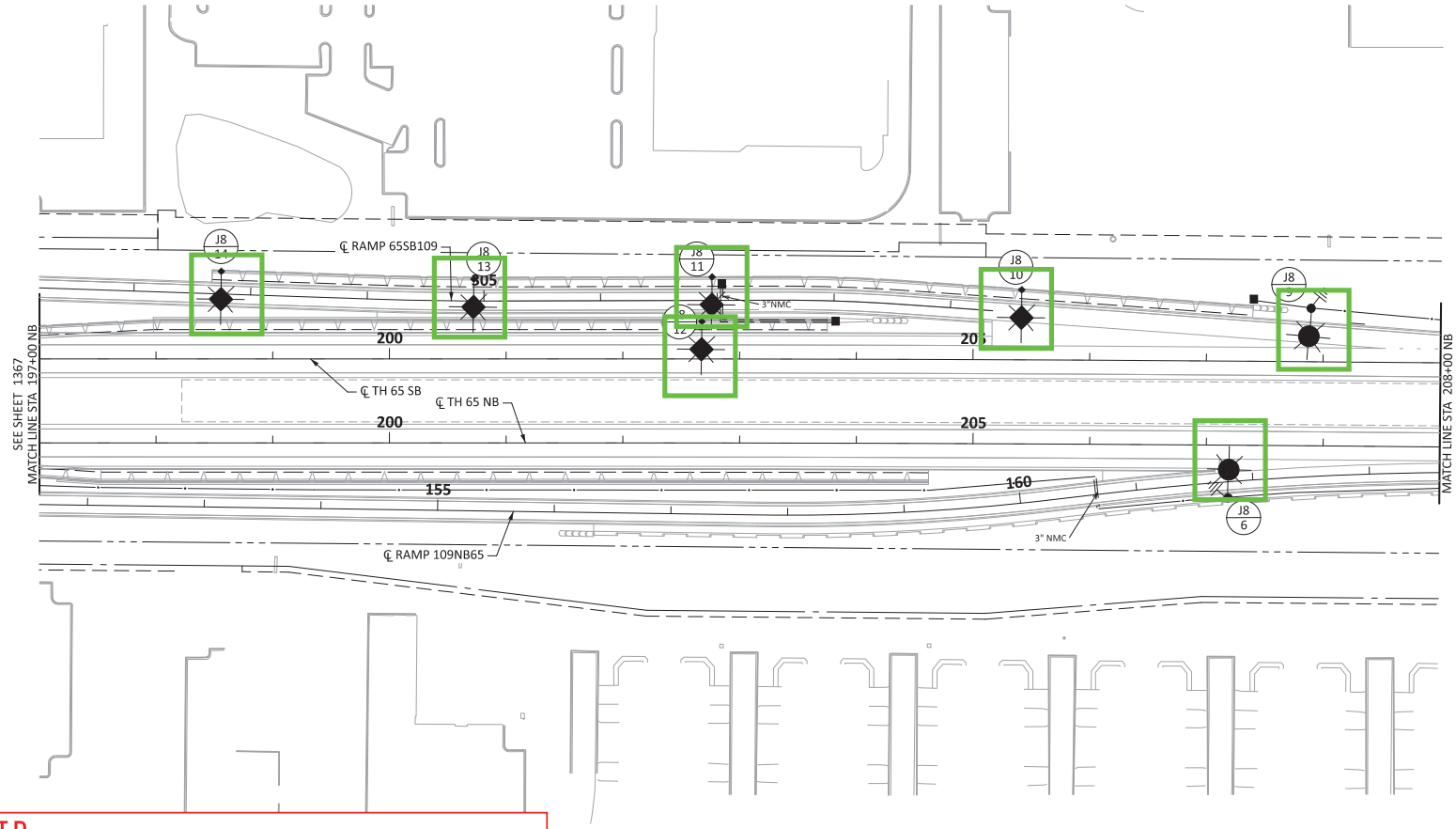


EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 8 of 22
CITY OF BLAINE

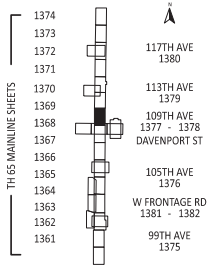
CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

LEGEND

- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- FEEDPOINT I.D. LIGHTING UNIT # (X / X)
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

NOTE:
SEE WALL PLANS FOR CONDUIT TO BARRIER MOUNTED LIGHTS.

SECTION KEY MAP



DRAWN BY:	DS
DESIGNED BY:	ES
CHECKED BY:	SD

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: SEAN DELMORE, PE
DATE: $SIGNDATE LIC. NO. 40945

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - TH 65 NB STA 197+00 TO TH 65 NB STA 208+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1368 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-001

TH 65 (Central Avenue NE)

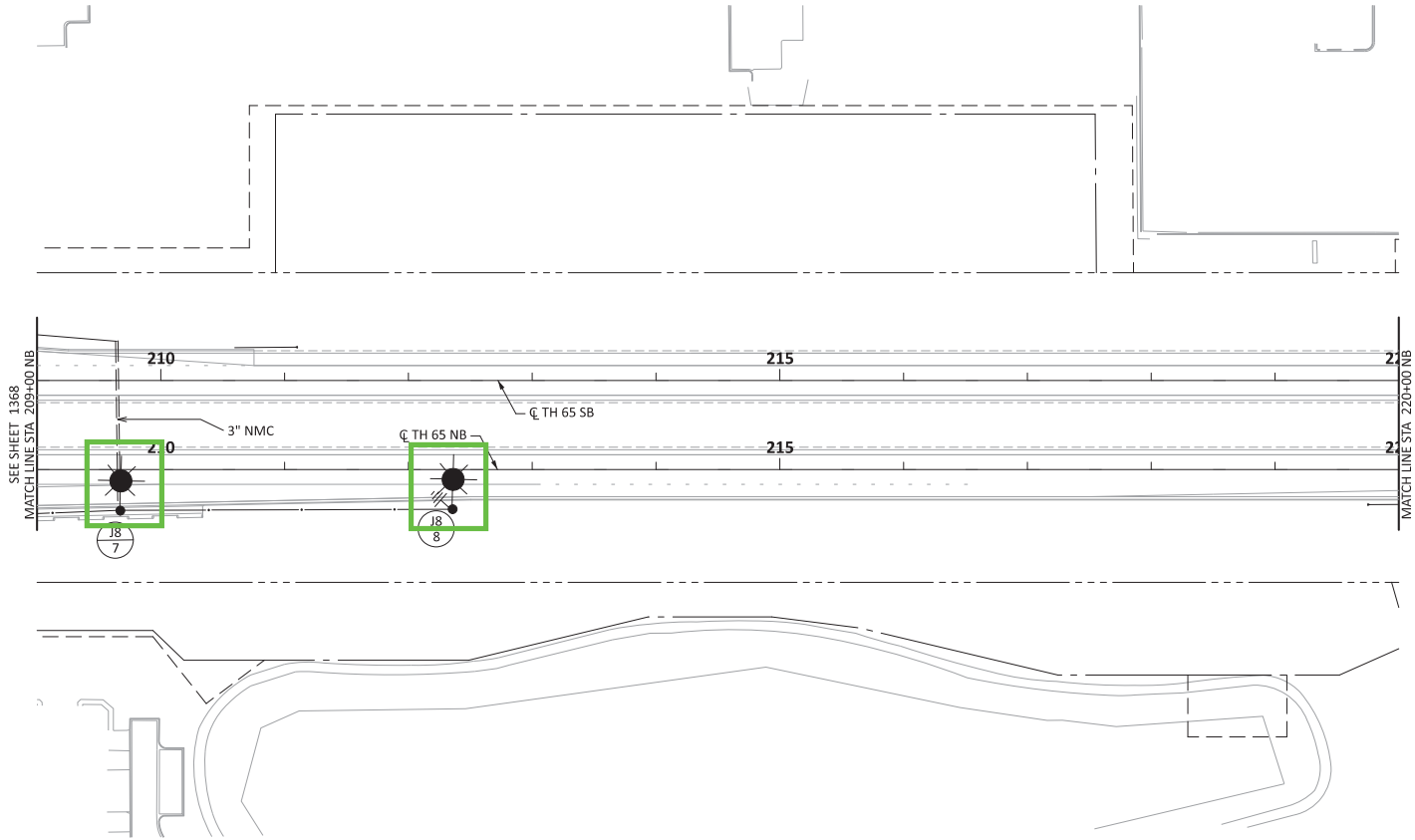


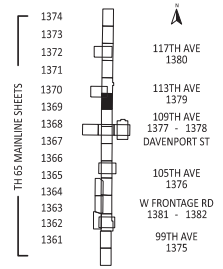
EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 9 of 22
CITY OF BLAINE

CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

LEGEND

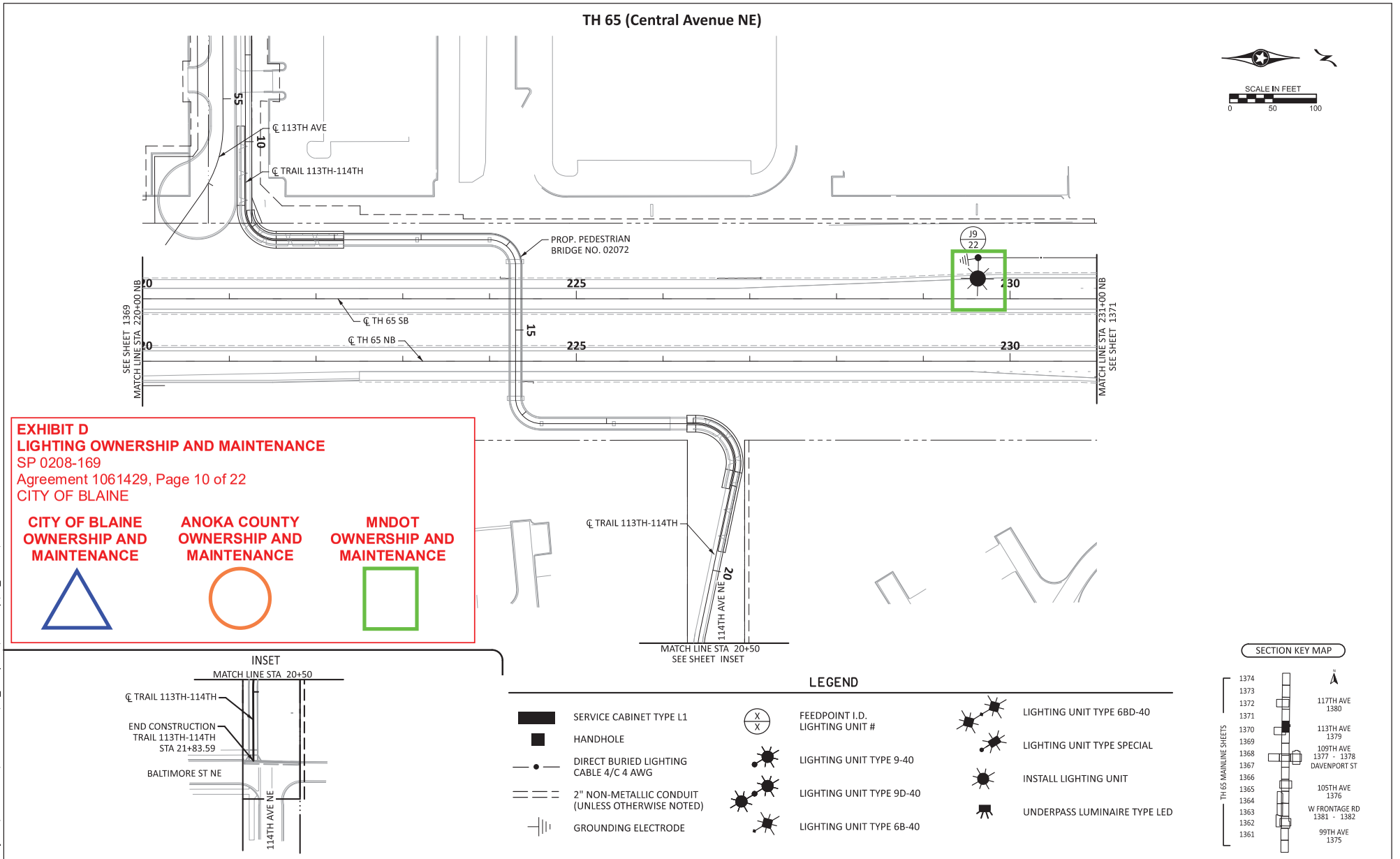
- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- FEEDPOINT I.D. LIGHTING UNIT # (X / X)
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

SECTION KEY MAP



DRAWN BY: DS DESIGNED BY: ES CHECKED BY: SD	I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. NOT APPROVED FOR CONSTRUCTION SIGNATURE: PRINTED NAME: SEAN DELMORE, PE DATE: $SIGNDATE LIC. NO. 40945	wsb	MINNESOTA DEPARTMENT OF TRANSPORTATION **TH 65 BLAINE INTERCHANGES** CITY OF BLAINE, ANOKA COUNTY, MINNESOTA	LIGHTING PLAN PROPOSED - TH 65 NB STA 209+00 TO TH 65 NB STA 220+00	SP 0208-169 (TH 65), SP 106-101-012 SP 002-612-033, SP 106-109-010, SP 002-596-030 Sheet No. 1369 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-001



DRAWN BY: DS
DESIGNED BY: ES
CHECKED BY: SD

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: SEAN DELMORE, PE
DATE: $SIGNDATE LIC. NO. 40945

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - TH 65 NB STA 220+00 TO TH 65 NB STA 231+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1370 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-001

TH 65 (Central Avenue NE)

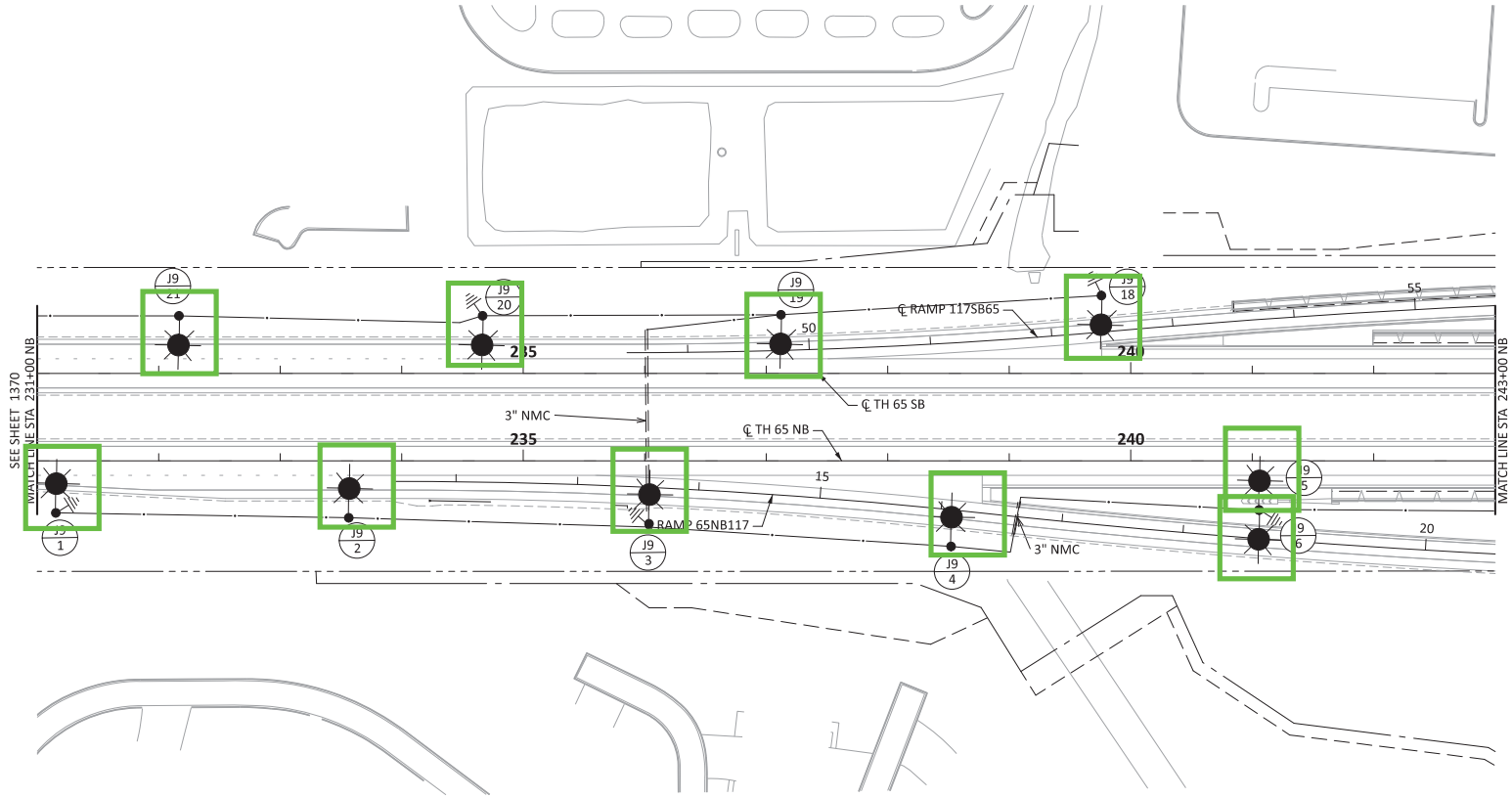


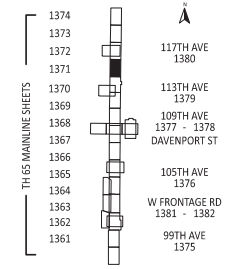
EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 11 of 22
CITY OF BLAINE

CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

LEGEND

- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- FEEDPOINT I.D. LIGHTING UNIT # (X / X)
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

SECTION KEY MAP



DRAWN BY: DS DESIGNED BY: ES CHECKED BY: SD	I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. NOT FOR CONSTRUCTION SIGNATURE: PRINTED NAME: SEAN DELMORE, PE DATE: $SIGNDATE LIC. NO. 40945	wsb	MINNESOTA DEPARTMENT OF TRANSPORTATION **TH 65 BLAINE INTERCHANGES** CITY OF BLAINE, ANOKA COUNTY, MINNESOTA	LIGHTING PLAN PROPOSED - TH 65 NB STA 231+00 TO TH 65 NB STA 243+00	SP 0208-169 (TH 65), SP 106-101-012 SP 002-612-033, SP 106-109-010, SP 002-596-030 Sheet No. 1371 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-001

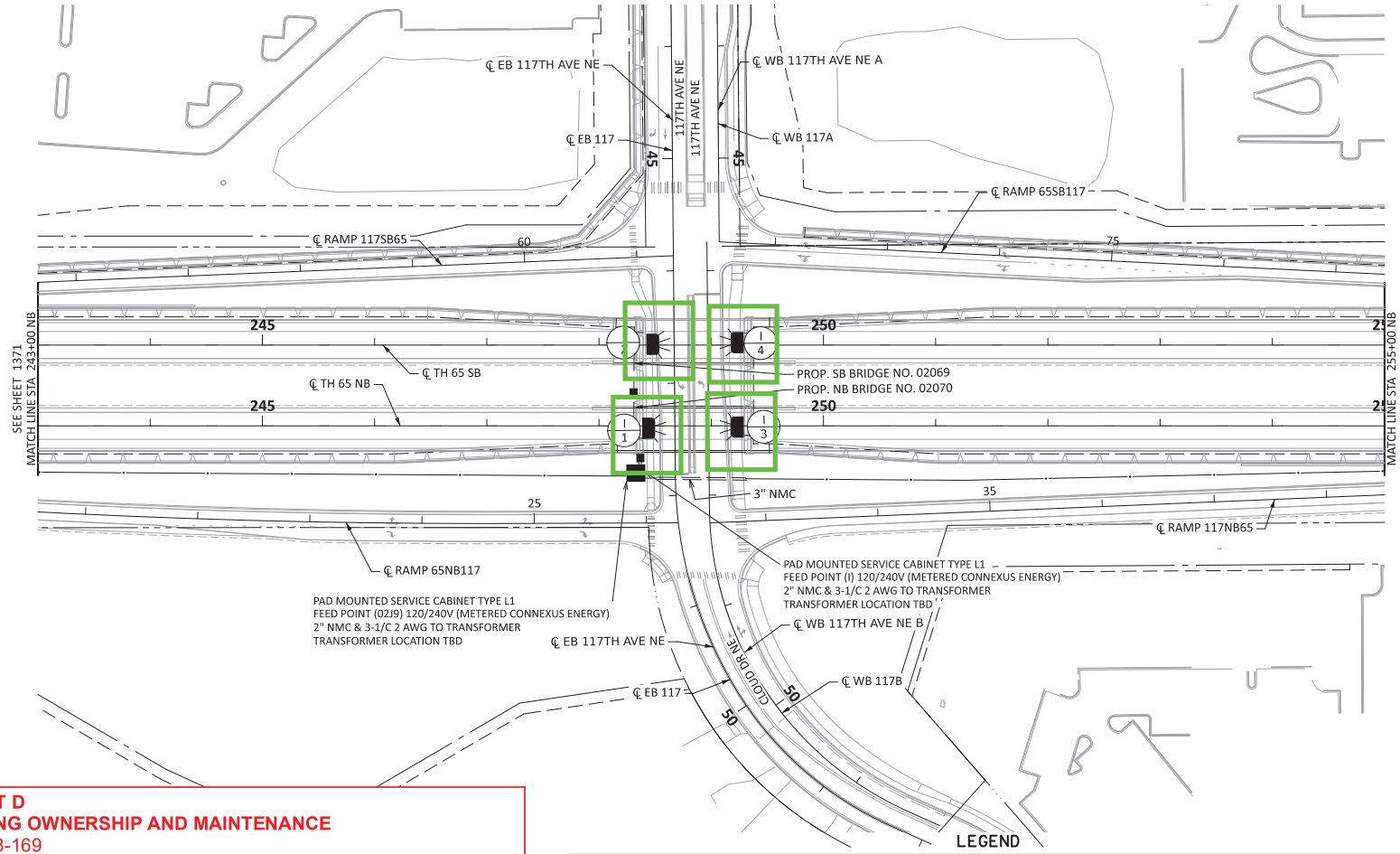


EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 12 of 22
CITY OF BLAINE

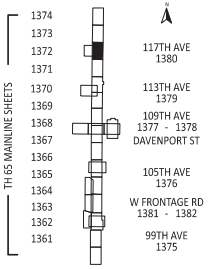
CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

LEGEND

- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- FEEDPOINT I.D. LIGHTING UNIT #
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

NOTE:
SEE BRIDGE PLANS FOR UNDERPASS LIGHTING CONDUIT LOCATIONS.

SECTION KEY MAP



DRAWN BY:	DS
DESIGNED BY:	ES
CHECKED BY:	SD

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: SEAN DELMORE, PE
DATE: $SIGNDATE LIC. NO. 40945

wsb

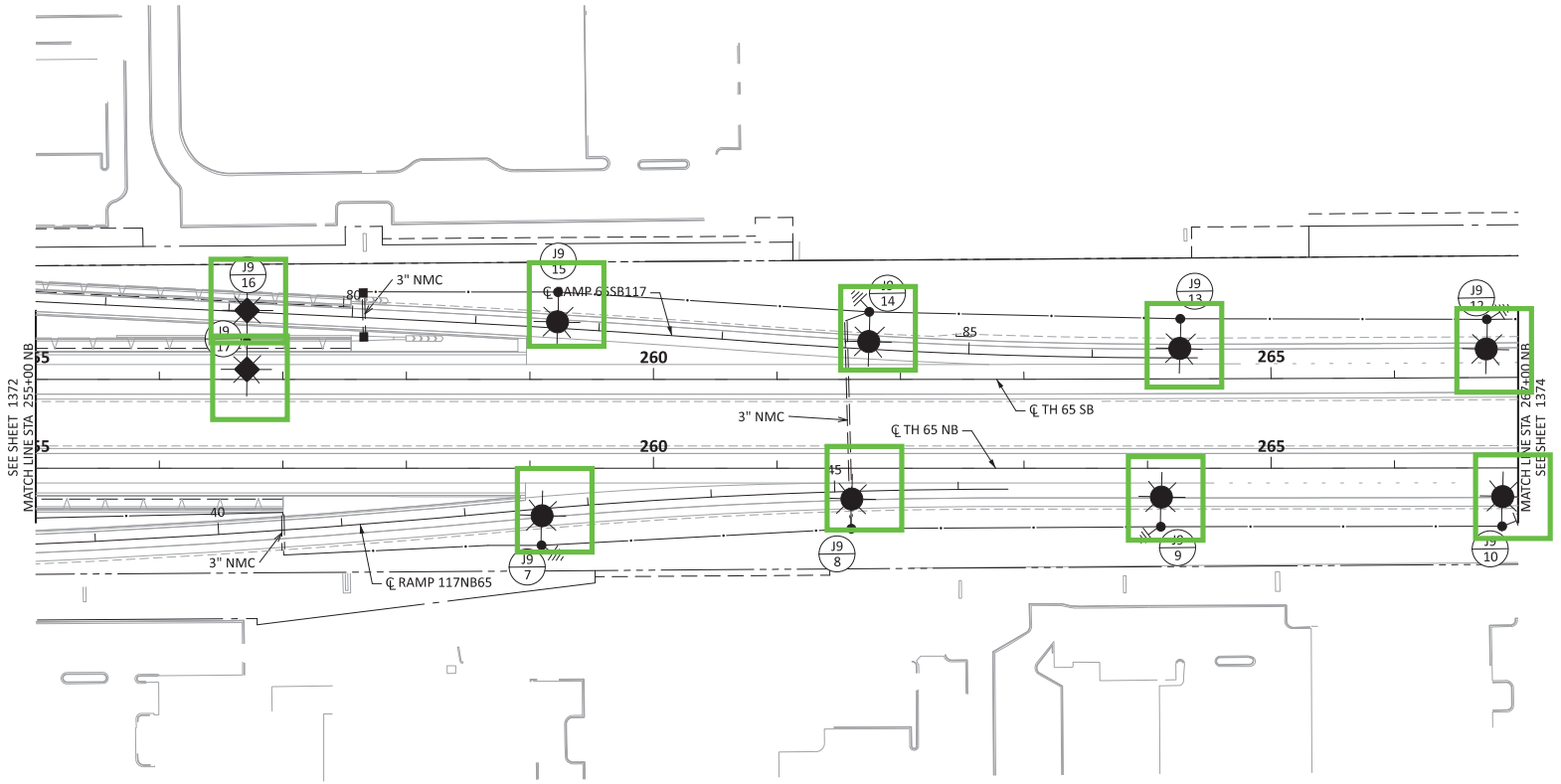
MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - TH 65 NB STA 243+00 TO TH 65 NB STA 255+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1372 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-001

TH 65 (Central Avenue NE)



NOTE:
SEE WALL PLANS FOR CONDUIT TO BARRIER MOUNTED LIGHTS.

SECTION KEY MAP

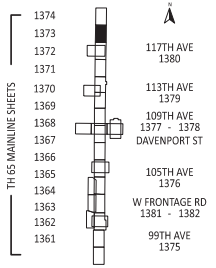


EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 13 of 22
CITY OF BLAINE

CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

LEGEND

- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- FEEDPOINT I.D. LIGHTING UNIT # (X / X)
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

DRAWN BY:	DS
DESIGNED BY:	ES
CHECKED BY:	SD

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NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: SEAN DELMORE, PE
DATE: $SIGNDATE LIC. NO. 40945

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - TH 65 NB STA 255+00 TO TH 65 NB STA 267+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1373 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-001

TH 65 (Central Avenue NE)

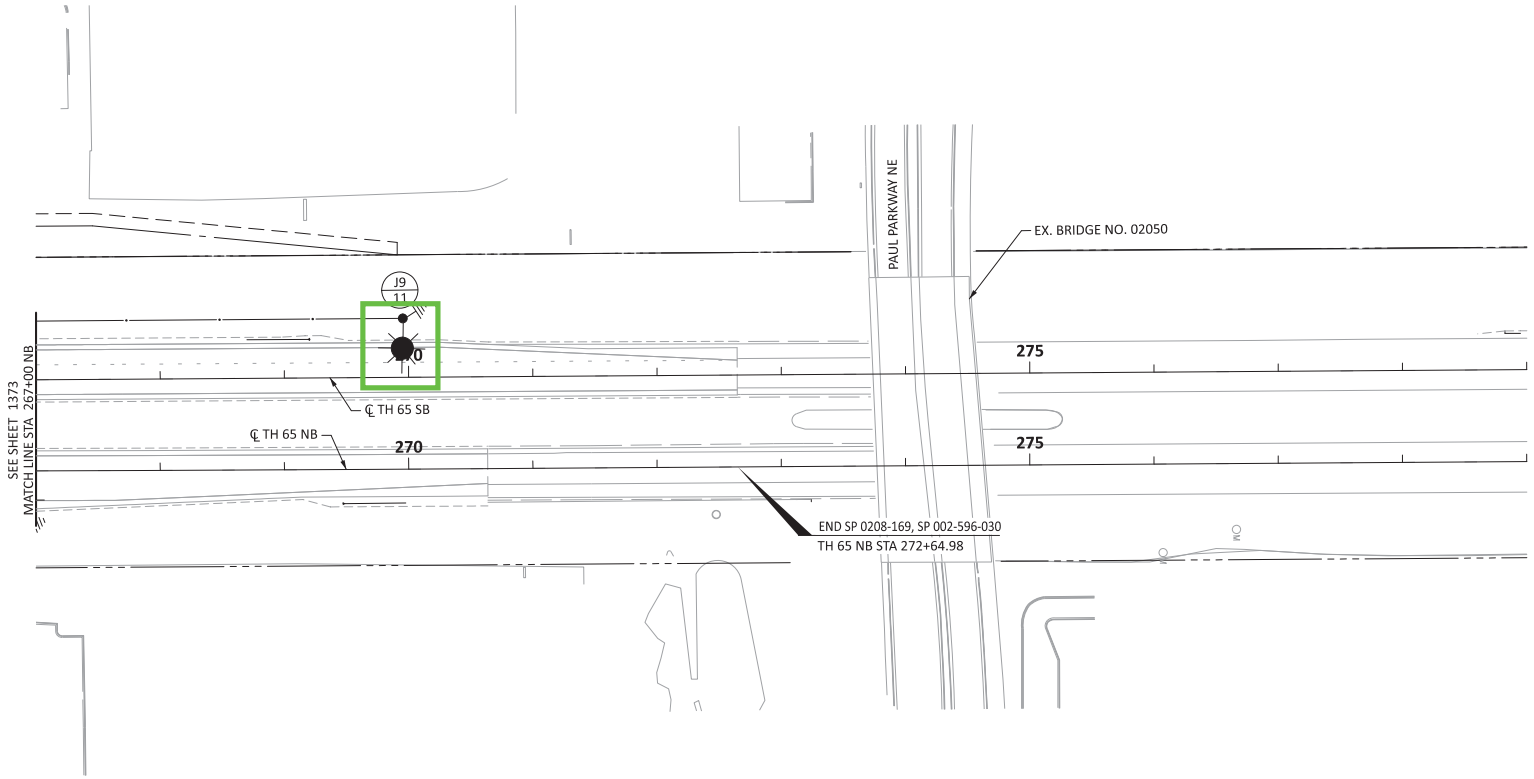


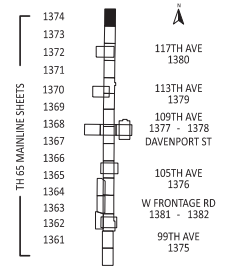
EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 14 of 22
CITY OF BLAINE

CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

LEGEND

- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- FEEDPOINT I.D. LIGHTING UNIT # (X / X)
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

SECTION KEY MAP



DRAWN BY:	DS
DESIGNED BY:	ES
CHECKED BY:	SD

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NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: SEAN DELMORE, PE
DATE: SSIGNDATE LIC. NO. 40945

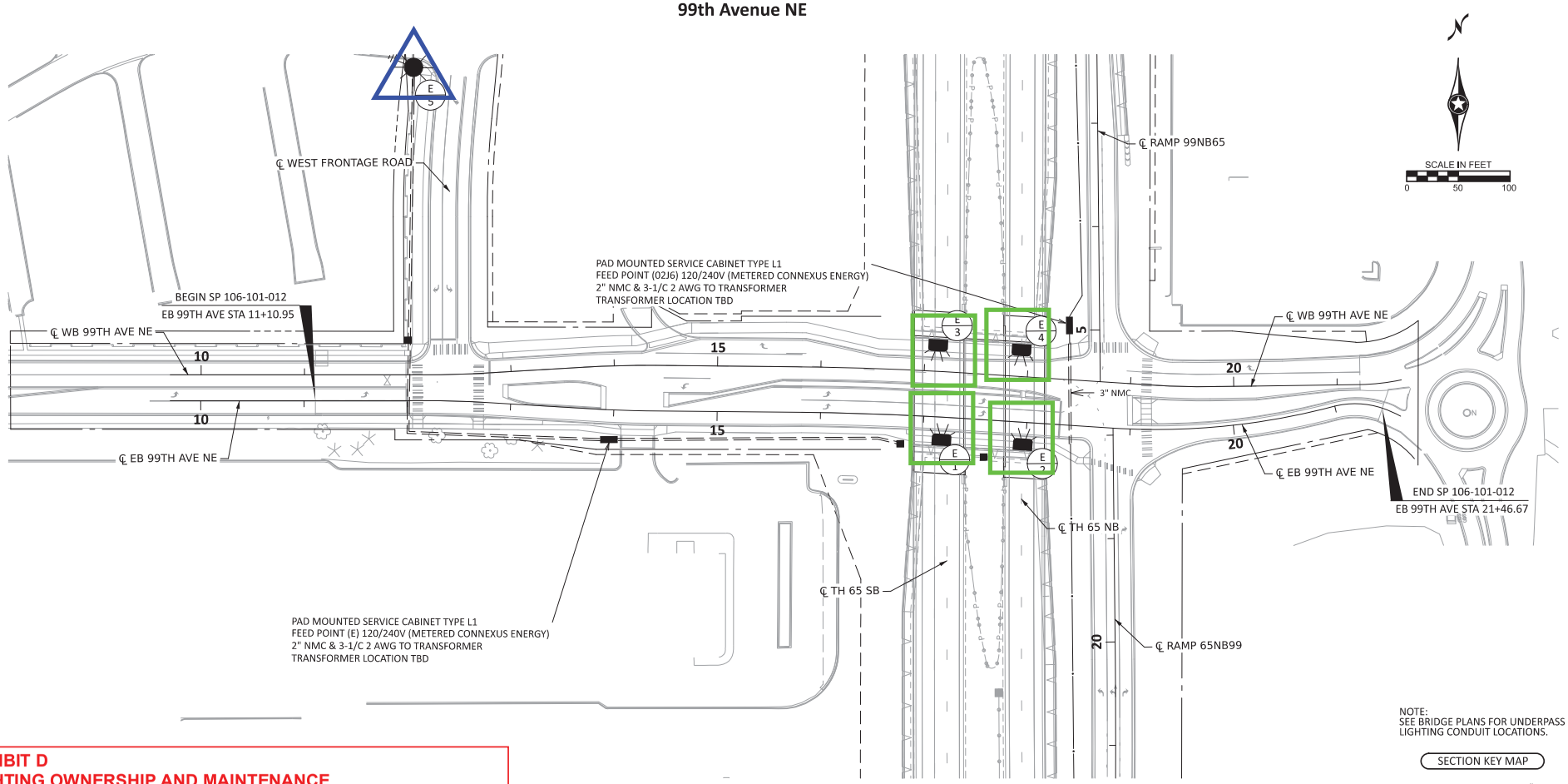
wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - TH 65 NB STA 267+00 TO TH 65 NB STA 272+64.98

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1374 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-001



NOTE:
SEE BRIDGE PLANS FOR UNDERPASS LIGHTING CONDUIT LOCATIONS.

SECTION KEY MAP

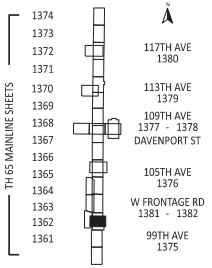


EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 15 of 22
CITY OF BLAINE

CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

LEGEND

- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- FEEDPOINT I.D. LIGHTING UNIT #
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

DRAWN BY: DS
DESIGNED BY: ES
CHECKED BY: SD

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NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: SEAN DELMORE, PE
DATE: 9/16/2025 LIC. NO. 40945

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - 99TH AVE NE

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1375 of 1662 Sheets

DATE: 9/16/2025
FILENAME: P:\Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-002_LOCAL

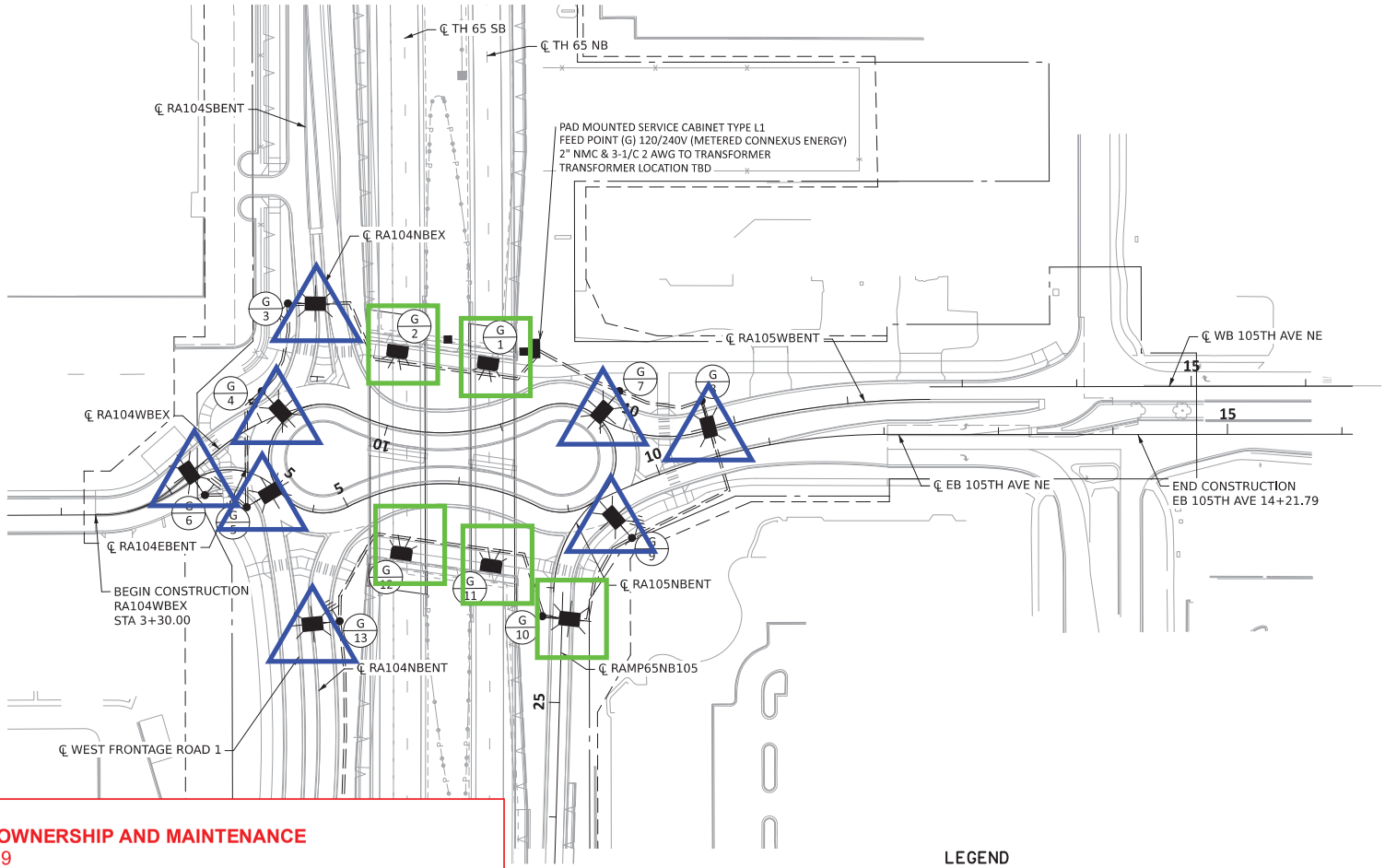
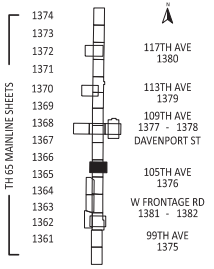


EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 16 of 22
CITY OF BLAINE

CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

NOTE:
SEE BRIDGE PLANS FOR UNDERPASS LIGHTING CONDUIT LOCATIONS.

SECTION KEY MAP



LEGEND

- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- FEEDPOINT I.D. LIGHTING UNIT #
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

DRAWN BY:	DS
DESIGNED BY:	ES
CHECKED BY:	SD

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NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: SEAN DELMORE, PE
DATE: 9/16/2025 LIC. NO. 40945

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - 105TH AVE NE

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1376 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-002_LOCAL

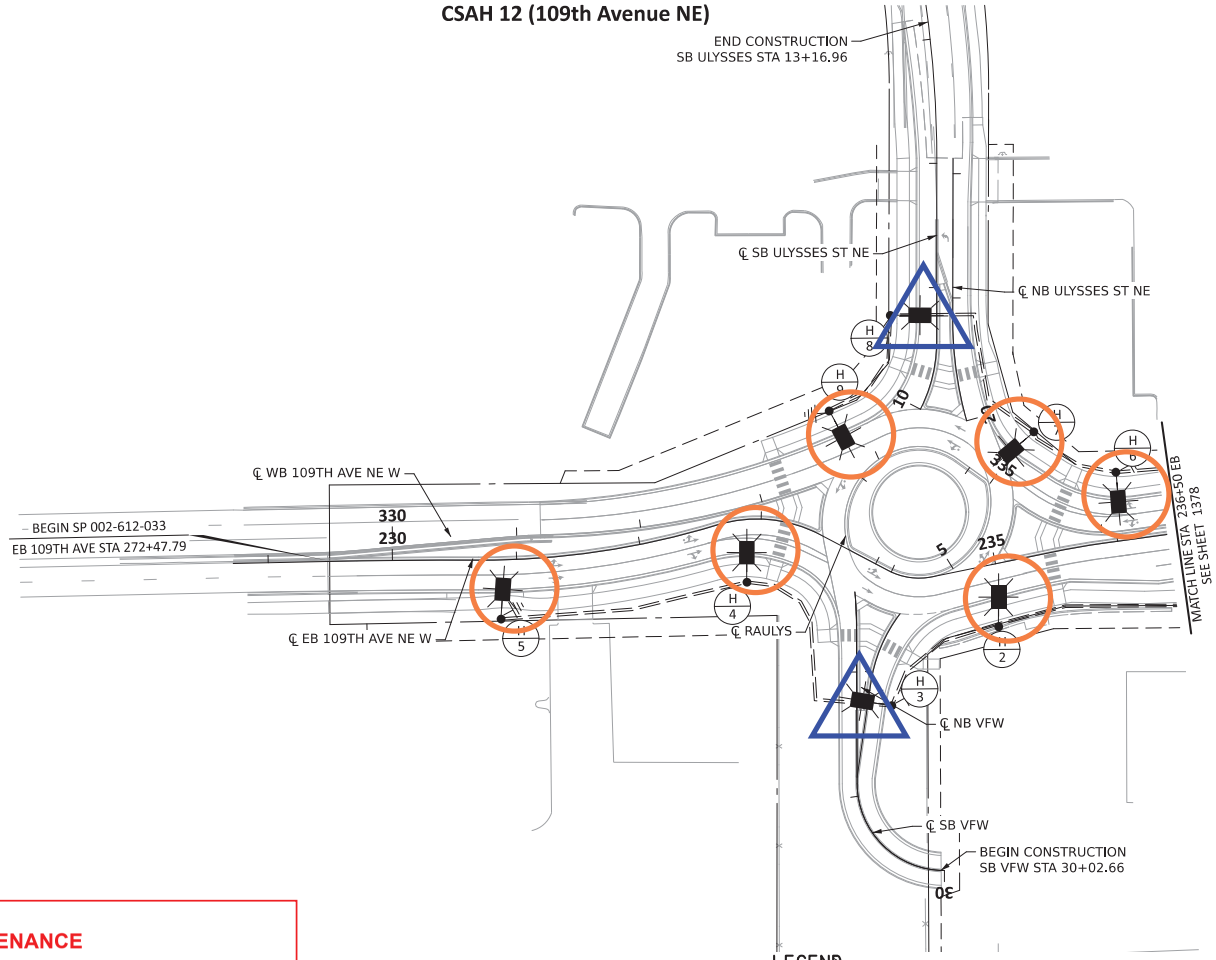


EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 17 of 22
CITY OF BLAINE

CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE

LEGEND

- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- FEEDPOINT I.D. LIGHTING UNIT #
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

SECTION KEY MAP

TH 65 MAINLINE SHEETS: 1374, 1373, 1372, 1371, 1370, 1369, 1368, 1367, 1366, 1365, 1364, 1363, 1362, 1361

- 117TH AVE 1380
- 113TH AVE 1379
- 109TH AVE 1377 - 1378 DAVENPORT ST
- 105TH AVE 1376
- W FRONTAGE RD 1381 - 1382
- 99TH AVE 1375

DRAWN BY: DS
DESIGNED BY: ES
CHECKED BY: SD

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: SEAN DELMORE, PE
DATE: 9/16/2025 LIC. NO. 40945

wsb

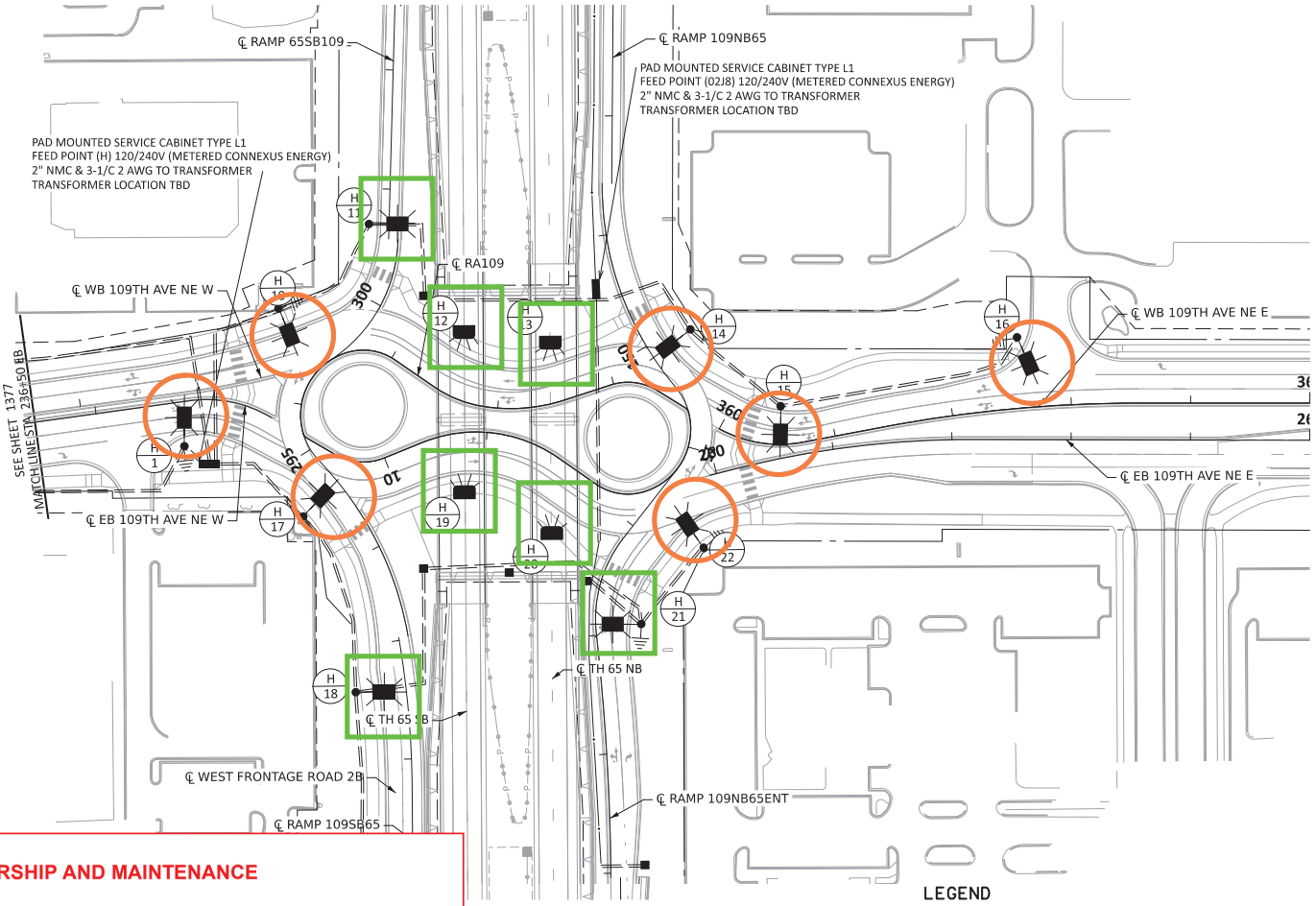
MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - 109TH AVE NE EB STA 230+00 TO EB STA 236+50

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1377 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-002_LOCAL

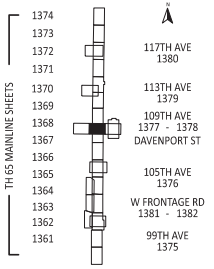
CSAH 12 (109th Avenue NE)



SCALE IN FEET
0 50 100

NOTE:
SEE BRIDGE PLANS FOR UNDERPASS LIGHTING CONDUIT LOCATIONS.

SECTION KEY MAP



LEGEND

- SERVICE CABINET TYPE L1
- HANDHOLE
- DIRECT BURIED LIGHTING CABLE 4/C 4 AWG
- 2" NON-METALLIC CONDUIT (UNLESS OTHERWISE NOTED)
- GROUNDING ELECTRODE
- FEEDPOINT I.D. / LIGHTING UNIT #
- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 18 of 22
CITY OF BLAINE

CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

DRAWN BY: DS
DESIGNED BY: ES
CHECKED BY: SD

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

SIGNATURE: Sean Delmore
PRINTED NAME: SEAN DELMORE, PE
DATE: 9/16/2025 LIC. NO. 40945

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - 109TH AVE NE EB STA 236+50 TO EB STA 265+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1378 of 1662 Sheets

DATE: 9/16/2025
FILENAME: P:\Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-002_LOCAL

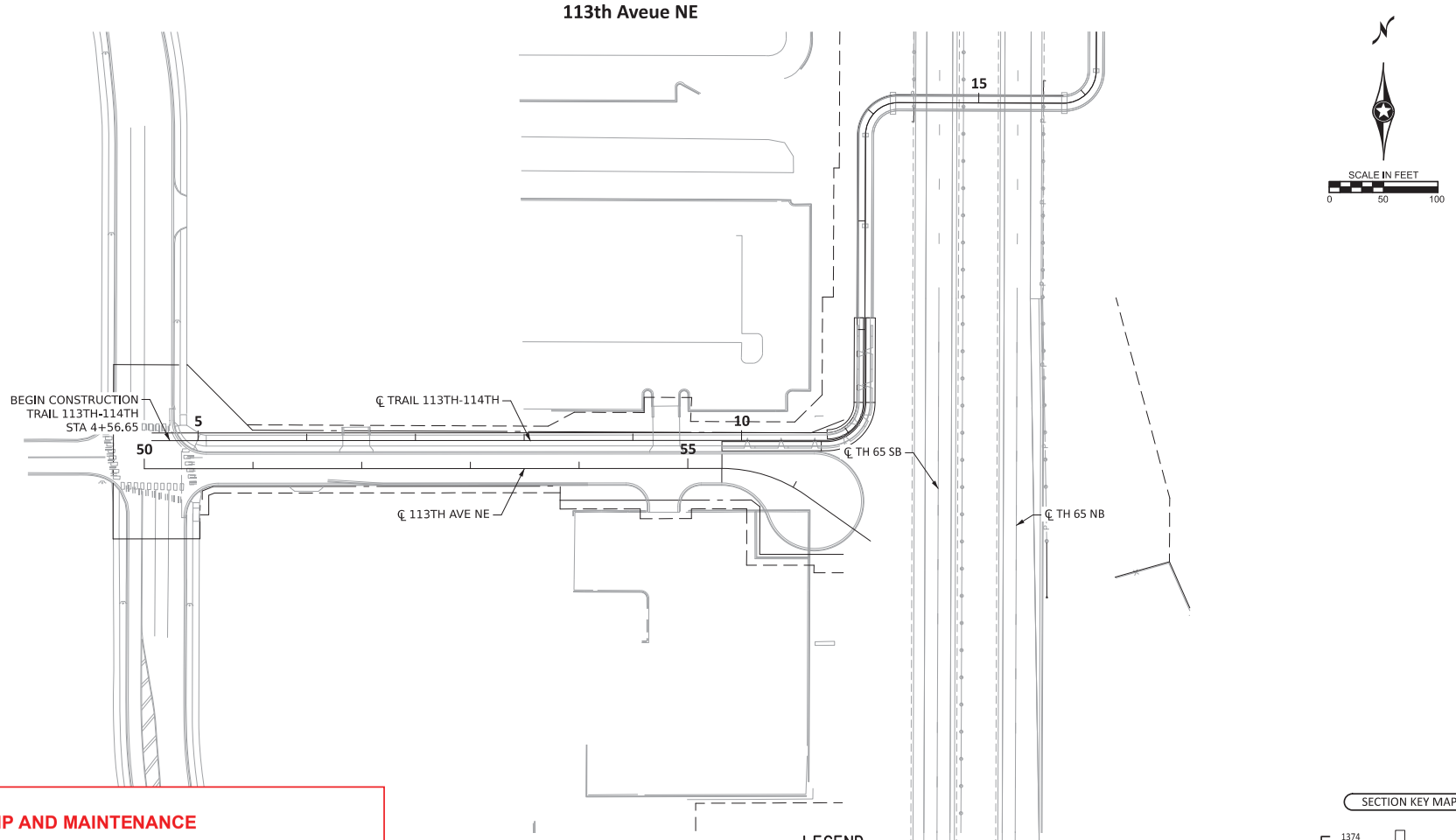


EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 19 of 22
CITY OF BLAINE

CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

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- GROUNDING ELECTRODE
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- LIGHTING UNIT TYPE 9-40
- LIGHTING UNIT TYPE 9D-40
- LIGHTING UNIT TYPE 6B-40
- LIGHTING UNIT TYPE 6BD-40
- LIGHTING UNIT TYPE SPECIAL
- INSTALL LIGHTING UNIT
- UNDERPASS LUMINAIRE TYPE LED

SECTION KEY MAP

TH 65 MAINLINE SHEETS: 1374, 1373, 1372, 1371, 1370, 1369, 1368, 1367, 1366, 1365, 1364, 1363, 1362, 1361

117TH AVE 1380
113TH AVE 1379
109TH AVE 1377 - 1378
DAVENPORT ST
105TH AVE 1376
W FRONTAGE RD 1381 - 1382
99TH AVE 1375

DRAWN BY: DS
DESIGNED BY: ES
CHECKED BY: SD

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

SIGNATURE: Sean Delmore
PRINTED NAME: SEAN DELMORE, PE
DATE: 9/16/2025 LIC. NO. 40945

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - 113TH AVE NE

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1379 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-002_LOCAL

117th Avenue NE / Cloud Drive NE

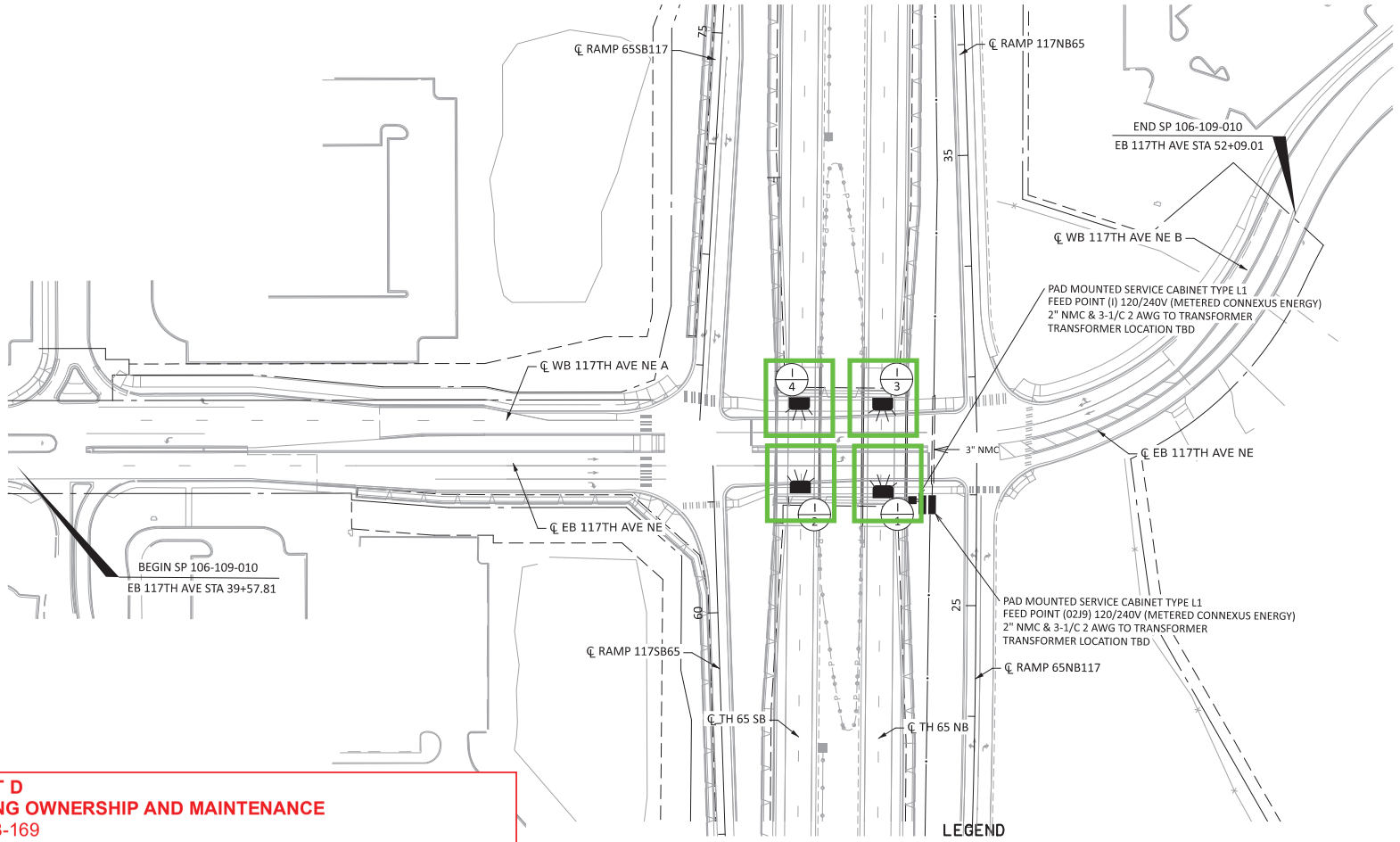

EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 20 of 22
CITY OF BLAINE

CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

LEGEND

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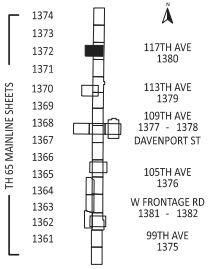
NOTE:
SEE BRIDGE PLANS FOR UNDERPASS LIGHTING CONDUIT LOCATIONS.

SECTION KEY MAP



DRAWN BY: DS DESIGNED BY: ES CHECKED BY: SD	I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. NOT FOR CONSTRUCTION SIGNATURE: PRINTED NAME: SEAN DELMORE, PE DATE: 9/16/2025 LIC. NO. 40945	wsb	MINNESOTA DEPARTMENT OF TRANSPORTATION TH 65 BLAINE INTERCHANGES CITY OF BLAINE, ANOKA COUNTY, MINNESOTA	???? PROPOSED - 117TH AVE NE	SP 0208-169 (TH 65), SP 106-101-012 SP 002-612-033, SP 106-109-010, SP 002-596-030 Sheet No. 1380 of 1662 Sheets

DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-002_LOCAL

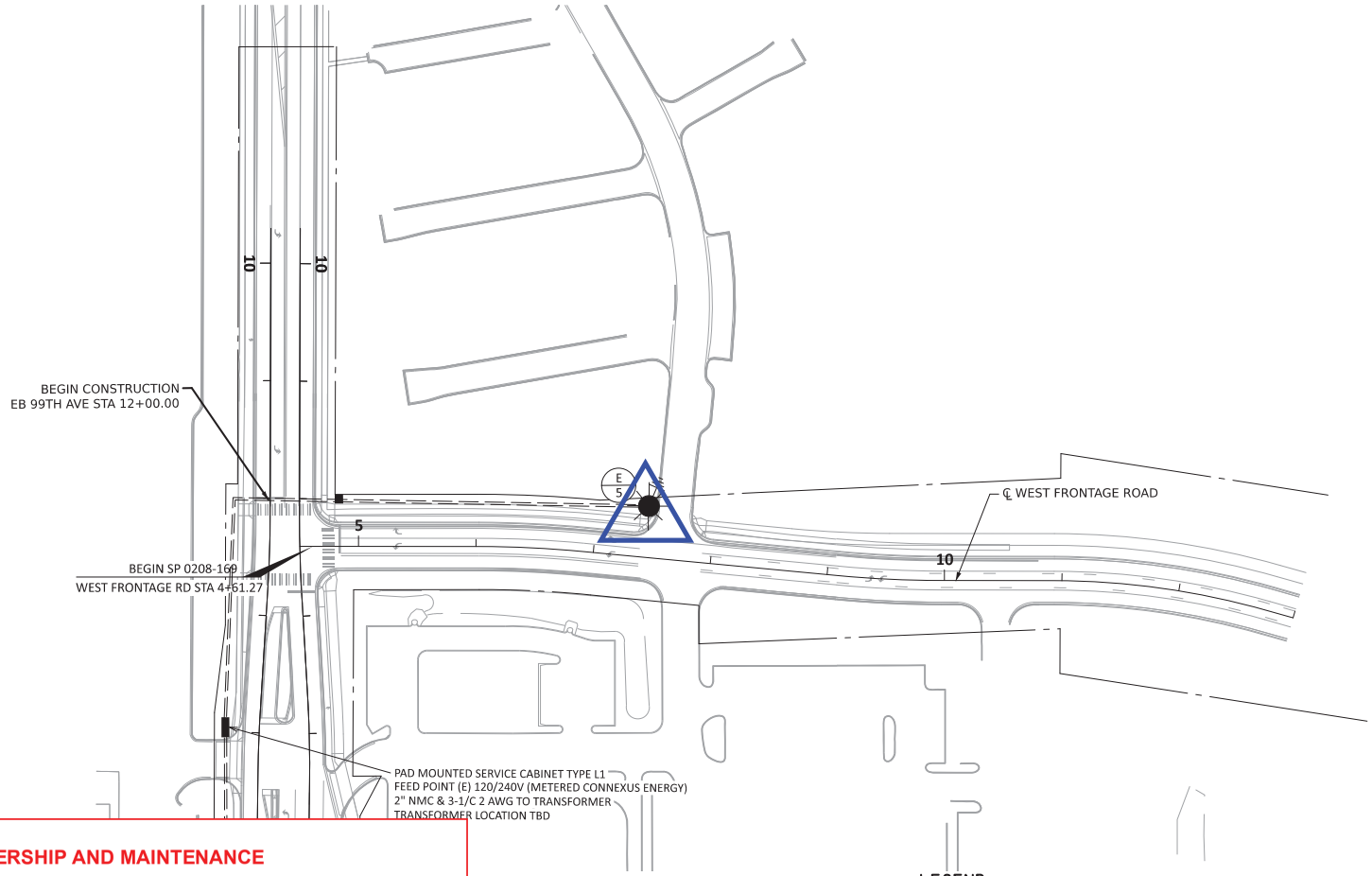


EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 21 of 22
CITY OF BLAINE

CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

LEGEND

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SECTION KEY MAP

TH 65 MAINLINE SHEETS
1374 1373 1372 1371 1370 1369 1368 1367 1366 1365 1364 1363 1362 1361

117TH AVE 1380
113TH AVE 1379
109TH AVE 1377 - 1378
DAVENPORT ST
105TH AVE 1376
W FRONTAGE RD 1381 - 1382
99TH AVE 1375

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DESIGNED BY: ES
CHECKED BY: SD

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NOT FOR CONSTRUCTION

SIGNATURE:
PRINTED NAME: SEAN DELMORE, PE
DATE: 9/16/2025 LIC. NO. 40945

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LIGHTING PLAN
PROPOSED - WEST FRONTAGE RD STA 4+61.27 TO STA 13+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1381 of 1662 Sheets

DATE: 9/16/2025
FILENAME: P:\Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-003_LOCAL

West Frontage Road

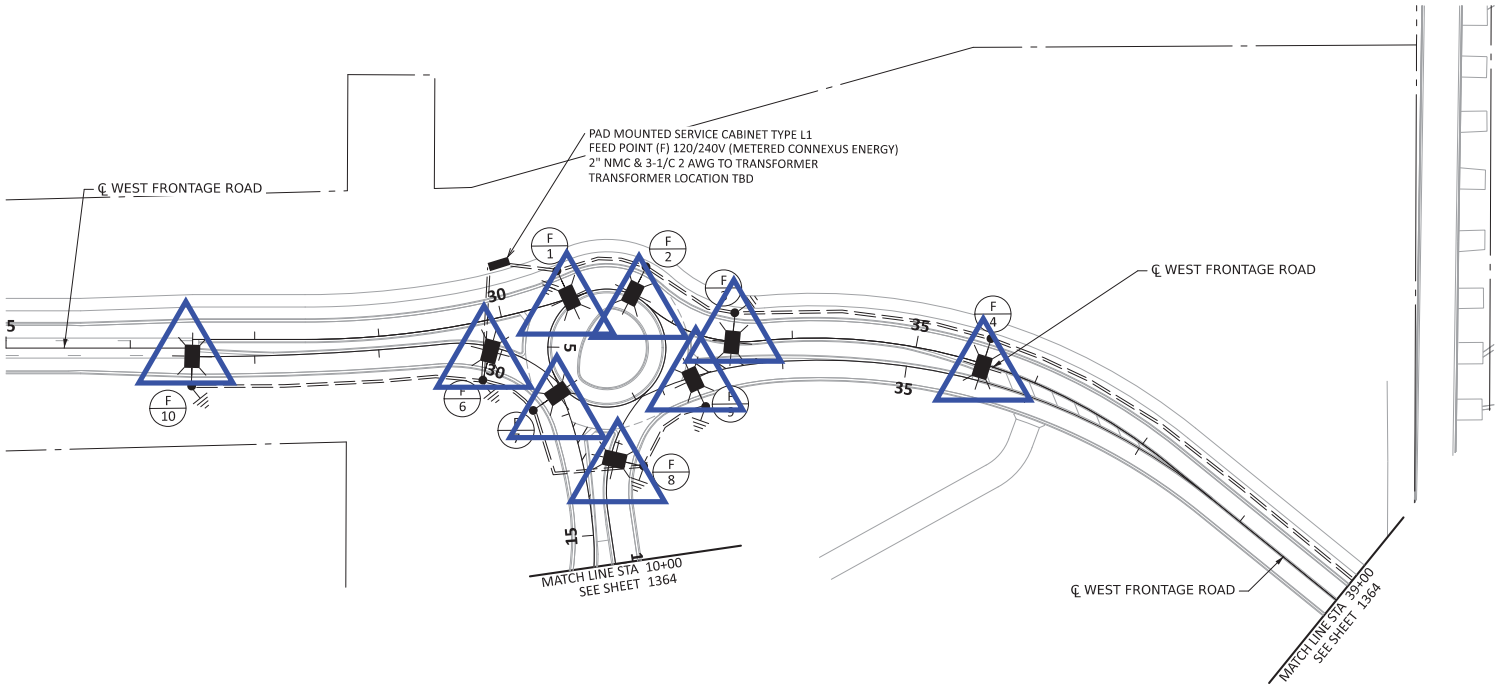

EXHIBIT D
LIGHTING OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement 1061429, Page 22 of 22
CITY OF BLAINE

CITY OF BLAINE OWNERSHIP AND MAINTENANCE	ANOKA COUNTY OWNERSHIP AND MAINTENANCE	MNDOT OWNERSHIP AND MAINTENANCE
△	○	□

LEGEND

- SERVICE CABINET TYPE L1
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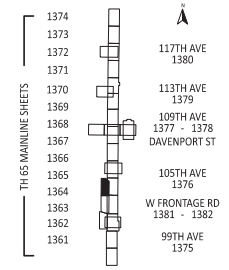
SECTION KEY MAP



DRAWN BY:	DS
DESIGNED BY:	ES
CHECKED BY:	SD

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

SIGNATURE: _____
PRINTED NAME: SEAN DELMORE, PE
DATE: 9/16/2025 LIC. NO. 40945

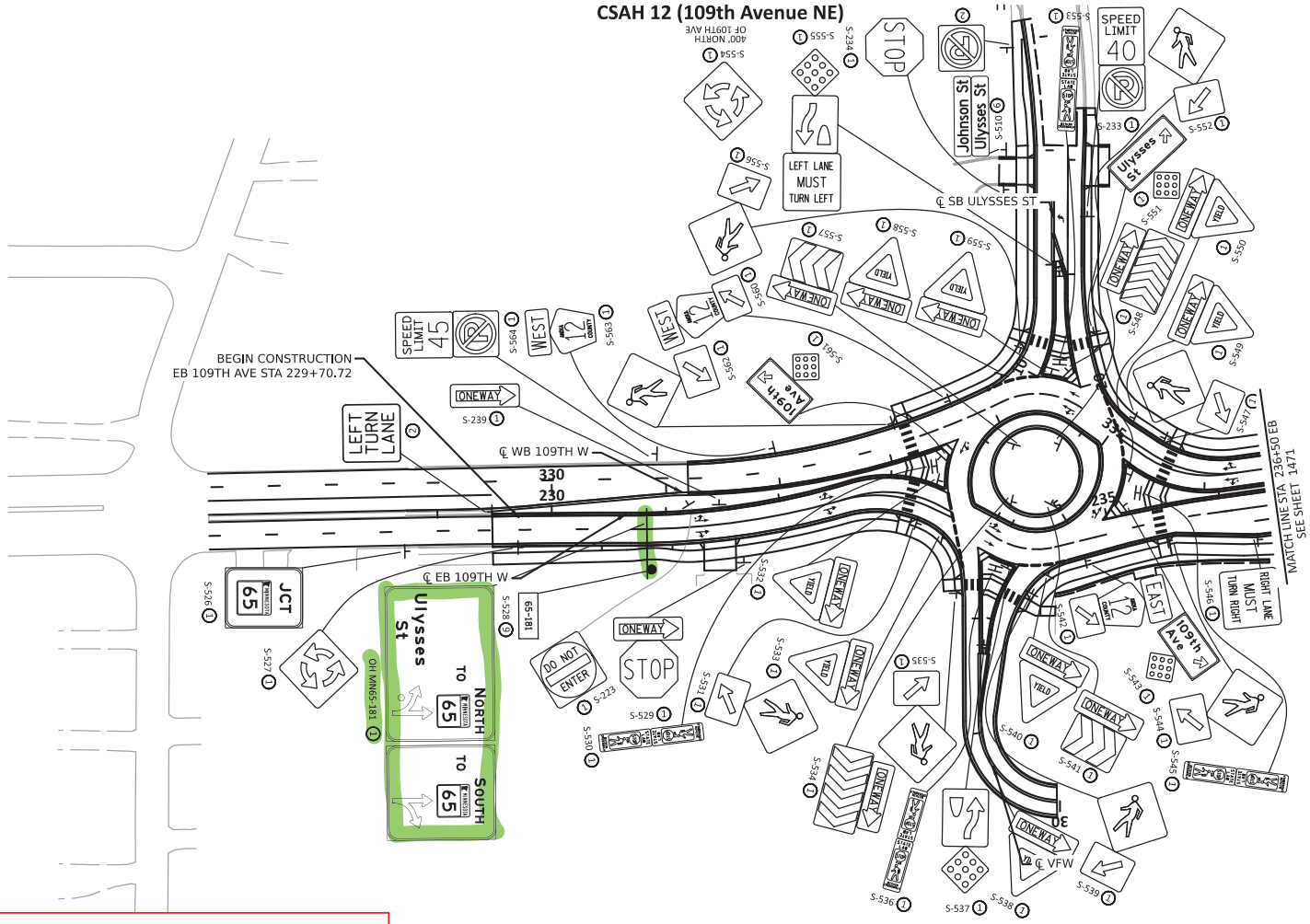
wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

????
PROPOSED - WEST FRONTAGE RD STA 25+00 TO STA 39+00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1382 of 1662 Sheets

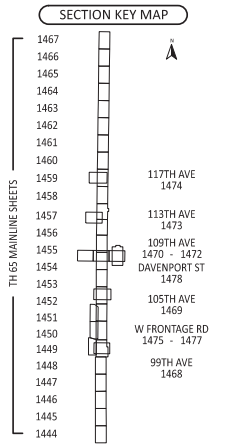
DATE: 9/16/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-445lit-003_LOCAL



NOTES

1. SEE SHEETS 1444 - 1467 FOR SIGNS ON MNDOT ROADS.
2. SEE SHEETS 1475 - 1478 FOR SIGNS ON N-S LOCAL ROADS.

SECTION KEY MAP



LEGEND

① FURNISH & INSTALL
② INPLACE
⑥ INSTALL

EXHIBIT G
OVERHEAD SIGN OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 1 of 2
CITY OF BLAINE

[■] MNDOT OWNERSHIP AND MAINTENANCE

DRAWN BY: BC DESIGNED BY: MF CHECKED BY: SD	I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. NOT FOR CONSTRUCTION SIGNATURE: Mallori Fitzpatrick PRINTED NAME: MALLORI FITZPATRICK, PE DATE: 9/12/2025 LIC. NO. 58640	wsb	MINNESOTA DEPARTMENT OF TRANSPORTATION TH 65 BLAINE INTERCHANGES CITY OF BLAINE, ANOKA COUNTY, MINNESOTA	SIGNING PLANS 109TH AVE NE EB STA 230+00 TO EB STA 236+50.00	SP 0208-169 (TH 65), SP 106-101-012 SP 002-612-033, SP 106-109-010, SP 002-596-030 Sheet No. 1470 of 1663 Sheets

DATE: 9/12/2025
FILENAME: P:\Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-440sgn-004_LOCAL.dgn

CSAH 12 (109th Avenue NE)

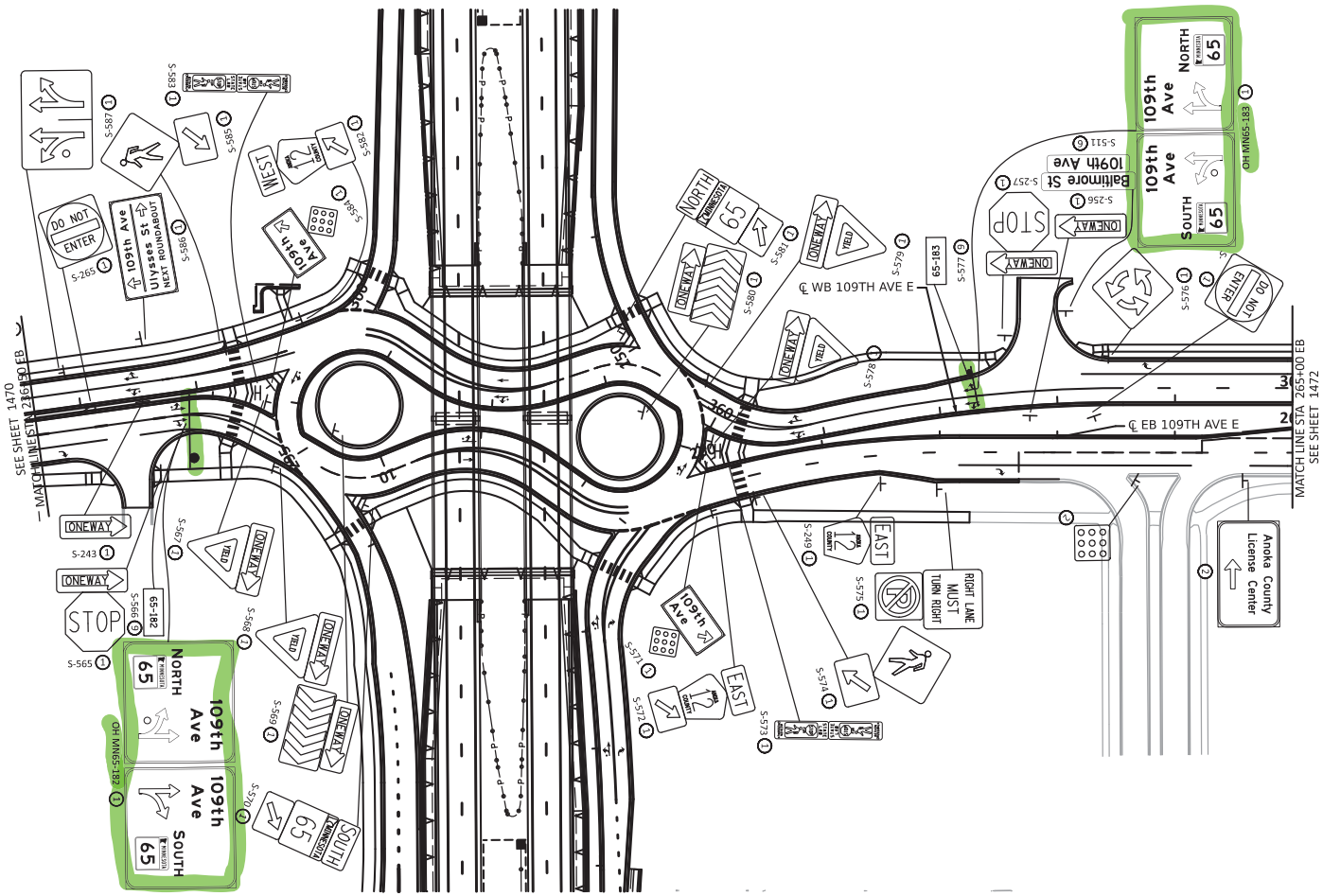


EXHIBIT G
OVERHEAD SIGN OWNERSHIP AND MAINTENANCE
SP 0208-169
Agreement #1061429, Page 2 of 2
CITY OF BLAINE

[■] MNDOT OWNERSHIP AND MAINTENANCE

NOTES

1. SEE SHEETS 1444 - 1467 FOR SIGNS ON MNDOT ROADS.
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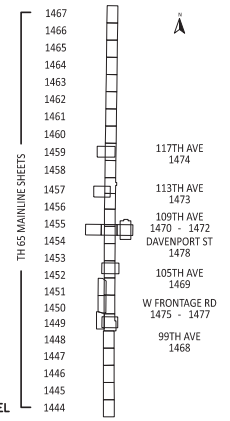
SECTION KEY MAP



LEGEND

①	FURNISH & INSTALL
②	INPLACE
⑥	INSTALL
⑨	F&I DELINEATOR/MARKER PANEL

DRAWN BY:	BC
DESIGNED BY:	MF
CHECKED BY:	SD

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

SIGNATURE: Mallori Fitzpatrick
PRINTED NAME: MALLORI FITZPATRICK, PE
DATE: 9/12/2025 LIC. NO. 58640

wsb

MINNESOTA DEPARTMENT OF TRANSPORTATION
TH 65 BLAINE INTERCHANGES
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

SIGNING PLANS
109TH AVE NE EB STA 236+50.00 TO EB STA 265+00.00

SP 0208-169 (TH 65), SP 106-101-012
SP 002-612-033, SP 106-109-010, SP 002-596-030
Sheet No. 1471 of 1663 Sheets

DATE: 9/12/2025
FILENAME: Projects\Minnesota\026056-000\05_Discipline\Roadway\03_Sheets\026056-000-440sgn-004_LOCAL.dgn

CITY OF BLAINE

RESOLUTION

IT IS RESOLVED that the City of _ enter into MnDOT Agreement No. __ with the State of Minnesota, Department of Transportation for the following purposes:

To provide for payment by the City to the State of the City's share of the costs of the __ construction and other associated construction to be performed upon, along, and adjacent to Trunk Highway No. __ from __ to __ within the corporate City limits under State Project No. __.

IT IS FURTHER RESOLVED that the Mayor and the _____
(Title)
are authorized to execute the Agreement and any amendments to the Agreement.

90% DRAFT

CERTIFICATION

I certify that the above Resolution is an accurate copy of the Resolution adopted by the Council of the City of __ at an authorized meeting held on the _____ day of _____, 20____, as shown by the minutes of the meeting in my possession.

Subscribed and sworn to me this
_____ day of _____, 20_____

Notary Public _____

My Commission Expires _____

_____
(Signature)

_____
(Type or Print Name)

_____
(Title)

ANOKA COUNTY

RESOLUTION

IT IS RESOLVED that __ County enter into MnDOT Agreement No. __ with the State of Minnesota, Department of Transportation for the following purposes:

To provide for payment by the County to the State of the County's share of the costs of the __ construction and other associated construction to be performed upon, along, and adjacent to Trunk Highway No. __ from __ to __ within the corporate limits of the City of __ under State Project No. __.

IT IS FURTHER RESOLVED that the _____
(Title)

and the _____
(Title)

are authorized to execute the Agreement and any amendments to the Agreement.

90% DRAFT

CERTIFICATION

I certify that the above Resolution is an accurate copy of the Resolution adopted by the Board of Commissioners of __ County at an authorized meeting held on the _____ day of _____, 20____, as shown by the minutes of the meeting in my possession.

Subscribed and sworn to me this
_____ day of _____, 20_____

Notary Public _____

My Commission Expires _____

_____
(Signature)

_____
(Type or Print Name)

_____
(Title)

City of Blaine
Staff Report

File Number: 2026-89

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Motion

Administration - Scott Johnson, Director of Administrative Services

Agenda Item # 10.2

Ratification of Local 165 (Police Officers) Labor Agreement for 2026-2028

Executive Summary

Council is asked to ratify and approve the LELS Local #165 (Police Officers) labor agreement.

Background

The City of Blaine and the Law Enforcement Labor Services, Local #165 (Police Officers) have reached agreement on the labor contract covering the three years beginning January 1, 2026 through December 31, 2028.

1. Wage Adjustments of 3% for each of the years covered under the labor contract.
2. Add longevity pay after 8 years, where wages would go up to: 2026: $59.61, 2027: $61.99, 2028: $63.85.
3. Sick Leave: Any officers that receive conditional offers after ratification will come in with 480 hours. Anyone currently employed/receive conditional offer prior to ratification will maintain 960 hours, but will no longer be able to contribute to HCSP during employment.
4. Incentive Pay Increases: On call DTF – from $0 up to $1.78, SRO- From $1.25 up to $1.29, SWAT from $0 up to $1.25, Clothing allowance up from $550 to $600/year for DOG, K-9 pay from $300 up to $400/month.
5. Agree to pay ½ of MPLL premiums
6. An annual increase of $50 to the City's monthly contribution to the health plan.
7. Incidental technical and clean-up language changes.

The draft agreement (current agreement with changes as outlined above) will be available after final review from the labor unions.

Strategic Plan Relationship

This item relates to the organizational health strategic plan priority to recruit and retain quality employees as dictated by the current labor market.

Board/Commission Review

n/a

Financial Impact

Budget impacts as outlined in contract.

Public Outreach/Input

n/a

Staff Recommendation

By motion, ratify the contract between the Law Enforcement Labor Services Local #165 and the City of Blaine for calendar years 2026 - 2028.

Attachment List

1. 2026-2028 Patrol Contract

LABOR AGREEMENT

BETWEEN

CITY OF BLAINE

AND

LAW ENFORCEMENT LABOR SERVICES, INC.

"LOCAL NO. 165"

January 1, 2026 – December 31, 2028

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ARTICLE 3 - DEFINITIONS 1
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ARTICLE 6 - UNION SECURITY 2
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ARTICLE 30 - DURATION 14

ARTICLE 1 - PURPOSE OF AGREEMENT

This AGREEMENT is entered into as of January 1, 2026, between the CITY OF BLAINE, hereinafter called the EMPLOYER, and the LAW ENFORCEMENT LABOR SERVICES, INC., hereinafter called the UNION.

It is the intent and purpose of this AGREEMENT to:

1.1 Establish procedures for the resolution of disputes concerning this AGREEMENT'S interpretation and/or application; and

1.2 Place in written form the parties' agreement upon terms and conditions of employment for the duration of this AGREEMENT.

ARTICLE 2 - RECOGNITION

2.1 The EMPLOYER recognizes the UNION as the exclusive representative, under Minnesota Statutes, Section 179A.03, Subd. 8, for all police personnel in the following job classifications:

Police Officer
Detective

2.2 In the event that the EMPLOYER and the UNION are unable to agree as to the inclusion or exclusion of a new or modified job class, the issue shall be submitted to the Bureau of Mediation Services for determination.

ARTICLE 3 - DEFINITIONS

3.1 UNION: Law Enforcement Labor Services, Inc.

3.2 UNION MEMBER: A member of L.E.L.S.

3.3 EMPLOYEE: A member of the exclusively recognized bargaining unit.

3.4 DEPARTMENT: The City of Blaine Police Department.

3.5 EMPLOYER: The City of Blaine.

3.6 CHIEF: The Chief of the Blaine Police Department.

3.7 UNION OFFICER: Officer elected or appointed by Law Enforcement Labor Services, Inc.

3.8 DETECTIVE: An employee specifically assigned or classified by the EMPLOYER to the job classification and/or job position of DETECTIVE.

3.9 OVERTIME: Work performed at the express authorization of the EMPLOYER in excess of the employee's SCHEDULED SHIFT.

3.10 SCHEDULED SHIFT: A consecutive work period including rest breaks and a lunch break.

3.11 REST BREAKS: Period during the SCHEDULED SHIFT during which the employee remains on continual duty and is responsible for assigned duties.

3.12 LUNCH BREAK: A period during the SCHEDULED SHIFT during which the employee remains on continual duty and is responsible for assigned duties.

3.13 STRIKE: Concerted action in failing to report for duty, the willful absence from one's position, the stoppage of work, slow-down, or abstinence in whole or in part from the full, faithful, and proper performance of the duties of employment for the purposes of inducing, influencing, or coercing a change in conditions, compensation, or the rights, privileges, or obligations of employment.

3.14 REGULAR RATE: Based on the Fair Labor Standards Act definition and excludes overtime.

ARTICLE 4 - EMPLOYER SECURITY

4.1 The UNION agrees that during the life of this AGREEMENT the UNION will not cause, encourage, participate in, or support any strike, slow-down, or other interruption of or interference with the normal functions of the EMPLOYER.

ARTICLE 5 - EMPLOYER AUTHORITY

5.1 The EMPLOYER retains the full and unrestricted right to operate and manage all manpower, facilities, and equipment; to establish functions and programs; to set and amend budgets; to determine the utilization of technology; to establish and modify the organizational structure; to select, direct, and determine the number of personnel; to establish work schedules; and to perform any inherent managerial function not specifically limited by this AGREEMENT.

5.2 Any term and condition of employment not specifically established or modified by this AGREEMENT shall remain solely within the discretion of the EMPLOYER to modify, establish, or eliminate.

ARTICLE 6 - UNION SECURITY

6.1 The EMPLOYER shall deduct from the wages of employees who authorize such a deduction in writing an amount necessary to cover monthly UNION dues. Such monies shall be remitted as directed by the UNION.

6.2 The UNION may designate employees from the bargaining unit to act as Steward and an alternate and shall inform the EMPLOYER in writing of such notice and changes in the position of Steward and/or alternate.

6.3 The EMPLOYER shall make space available on the employee bulletin board for posting UNION notice(s) and announcement(s).

6.4 The UNION agrees to indemnify and hold the EMPLOYER harmless against any and all claims, suits, orders, or judgments brought or issued against the EMPLOYER as a result of any action taken or not taken by the EMPLOYER under the provisions of this Article.

ARTICLE 7 - EMPLOYEE RIGHTS-GRIEVANCE PROCEDURE

7.1 DEFINITION OF A GRIEVANCE

A grievance is defined as a dispute or disagreement as to the interpretation or application of the specific terms and conditions of this AGREEMENT.

7.2 UNION REPRESENTATIVES

The EMPLOYER will recognize Representatives designated by the UNION as the grievance representatives of the bargaining unit having the duties and responsibilities established by this Article. The UNION shall notify the EMPLOYER in writing of the names of such UNION Representatives and of their successors when so designated as provided by 6.2 of this AGREEMENT.

7.3 PROCESSING OF A GRIEVANCE

It is recognized and accepted by the UNION and the EMPLOYER that the processing of grievances as hereinafter provided is limited by the job duties and responsibilities of the employees and shall therefore be accomplished during normal working hours only when consistent with such employee duties and responsibilities. The aggrieved employee and a UNION Representative shall be allowed a reasonable amount of time without loss in pay when a grievance is investigated and presented to the EMPLOYER during normal working hours provided that the employee and the UNION Representative have notified and received the approval of the designated supervisor who has determined that such absence is reasonable and would not be detrimental to the work programs of the EMPLOYER.

7.4 PROCEDURE

Grievances, as defined by Section 7.1, shall be resolved in conformity with the following procedure:

STEP 1 An employee claiming a violation concerning the interpretation or application of the Agreement shall, within twenty-one (21) calendar days after such alleged violation has occurred, present the written grievance to the employee's supervisor as designated by the Employer. If the designated supervisor does not resolve the grievance within ten (10) calendar days, a written grievance containing the nature of the grievance, the facts on which it is based, the provision(s) allegedly violated, as well as the remedy requested may be submitted to the Chief of Police, the designated Step 2 Representative within ten (10) calendar days. Any grievance not appealed in writing to Step 2 by the UNION within ten (10) calendar days shall be considered waived.

STEP 2 The Chief of Police or the Chief's designee will discuss and give a written answer to such Step 2 grievance within ten (10) calendar days after receipt. A grievance not resolved by the Chief of Police in Step 2 and appealed to Step 3 shall be placed in writing setting forth: the nature of the grievance, the facts on which it is based, the provision or provisions of the Agreement allegedly violated, the remedy requested and shall be appealed to Step 3

within ten (10) calendar days after the Chief or Chief's designee's final answer in Step 1. Any grievance not appealed in writing to Step 3 by the UNION within ten (10) calendar days shall be considered waived.

STEP 3 If appealed, the written grievance shall be presented by the UNION and discussed with the City Manager, the EMPLOYER-designated Step 3 Representative. The City Manager shall give the UNION the EMPLOYER'S answer in writing within ten (10) calendar days after receipt of such Step 3 grievance. A grievance not resolved in Step 3 may be appealed to Step 4 within ten (10) calendar days following the City Manager's final answer in Step 3. Any grievance not appealed in writing to Step 4 by the UNION within ten (10) calendar days shall be considered waived.

STEP 4 A grievance unresolved in Step 3 and as appealed to Step 4 by the UNION shall be submitted to arbitration subject to the provisions of the Public Employment Labor Relations Act of 1971, as amended. The Selection of the arbitrator shall be made in accordance with the “Rules Governing the Arbitration of Grievances” as established by the Bureau of Mediation Services. However, a grievance arbitration for written disciplinary action, discharge, or termination shall include the arbitrator selection procedures established in Minnesota Statute 626.892.

7.5 ARBITRATOR'S AUTHORITY

7.5.1 The arbitrator shall have no right to amend, modify, nullify, ignore, add to, or subtract from the terms and conditions of this AGREEMENT. The arbitrator shall consider and decide only the specific issue(s) submitted in writing by the EMPLOYER and the UNION, and shall have no authority to make a decision on any other issue not so submitted.

7.5.2 The arbitrator shall be without power to make decisions contrary to, or inconsistent with, or modifying or varying in any way the application of laws, rules, or regulations having the force and effect of law. The arbitrator's decision shall be submitted in writing within thirty (30) days following close of the hearing or the submission of briefs by the parties, whichever be later, unless the parties agree to an extension. The decision shall be binding on both the EMPLOYER and the UNION and shall be based solely on the arbitrator's interpretation or application of the express terms of this AGREEMENT and to the facts of the grievance presented.

7.5.3 The fees and expenses for the arbitrator's services and proceedings shall be borne equally by the EMPLOYER and the UNION provided that each party shall be responsible for compensating its own representatives and witnesses. If either party desires a verbatim record of the proceedings, it may cause such a record to be made, providing it pays for the record. If both parties desire a verbatim record of the proceedings the cost shall be shared equally.

7.6 WAIVER

If a grievance is not presented within the time limits set forth above, it shall be considered "waived." If a grievance is not appealed to the next step within the specified time limit or

any agreed extension thereof, it shall be considered settled on the basis of the EMPLOYER'S last answer. If the EMPLOYER does not answer a grievance or an appeal thereof within the specified time limits, the UNION may elect to treat the grievance as denied at that step and immediately appeal the grievance to the next step. The time limit in each step may be extended by mutual written agreement of the EMPLOYER and the UNION in each step.

7.7 CHOICE OF REMEDY

If, as a result of the written EMPLOYER response in Step 3, the grievance remains unresolved, and if the grievance involves the suspension, demotion, or discharge of an employee who has completed the required probationary period, the grievance may be appealed either to Step 4 of ARTICLE 7 or a procedure such as: Civil Service, Veteran's Preference, or Fair Employment. If appealed to any procedure other than Step 4 of ARTICLE 7, the grievance is not subject to the arbitration procedure as provided in Step 4 of ARTICLE 7. The aggrieved employee shall indicate in writing which procedure is to be utilized - Step 4 of ARTICLE 7 or another appeal procedure - and shall sign a statement to the effect that the choice of any other hearing precludes the aggrieved employee from making a subsequent appeal through Step 4 of ARTICLE 7. *Except that with respect to statutes under the jurisdiction of the United States Equal Employment Opportunity Commission, an employee pursuing a statutory remedy is not precluded from also pursuing an appeal under this grievance procedure.*

ARTICLE 8 - SAVINGS CLAUSE

8.1 This AGREEMENT is subject to the laws of the United States, the State of Minnesota, and the City of Blaine. In the event any provision of this AGREEMENT shall be held to be contrary to law by a court of competent jurisdiction, or administrative ruling or is in violation of legislation or administrative regulations from whose final judgment or decree no appeal has been taken within the time provided, such provisions shall be voided. All other provisions of this AGREEMENT shall continue in full force and effect. The voided provision shall be renegotiated at the written request of either party within thirty (30) days of the final court determination or subsequent appeal of such determination, whichever is later.

ARTICLE 9 - SENIORITY

9.1 Seniority shall be determined by the employee's length of continuous employment with the Police Department and posted in an appropriate location. A seniority roster shall be maintained by the Chief on the basis of time within the specific classification.

9.2 All newly hired or rehired employees shall be subject to a one-year probationary period. During the probationary period a newly hired or rehired employee may be discharged at the sole discretion of the EMPLOYER. During the probationary period a promoted employee may be replaced in their previous position at the sole discretion of the EMPLOYER provided a vacancy exists at the time of removal.

9.3 A reduction of work force will be accomplished on the basis of job classification seniority. For purposes of this provision "job classification" refers to those job classifications established under ARTICLE 2, Section 2.1 of the LABOR AGREEMENT. Employees shall be recalled from lay-off on the basis of their seniority in such classifications and an employee on lay-off shall have an opportunity to return to work within two years of the

time of the employee's lay-off before any new employee is hired. Both for purposes of recall from lay-off and reduction of work force, employees will have "bumping rights." A bumping right may be exercised by a senior employee over a junior employee in a different classification provided the senior employee has sufficient ability to perform the job. This is a "minimum qualifications" test and is not intended to require the senior employee to have abilities relatively equal or superior to those of the junior employee who is being bumped.

9.4 Senior employees will be given preference with regard to job classification assignments when the job-relevant qualifications of employees are equal.

9.5 Senior qualified employees shall be given shift assignment preference after twelve (12) months of continuous full-time employment.

9.6 All vacation/holiday requests shall be selected on the basis of seniority between November 1 and December 15 for the next calendar year. Requests after January 1 of each year will be granted on a first come-first served basis with seniority given preference in the event two requests are submitted at the same time.

ARTICLE 10 - DISCIPLINE

10.1 The EMPLOYER will discipline employees for just cause only. Discipline will be in one or more of the following forms:

a) oral reprimand
b) written reprimand
c) suspension
d) demotion
e) discharge

10.2 Suspensions, demotions, and discharges will be in written form.

10.3 All disciplinary actions as defined in Article 10.1 which are to become part of an employee's personnel file shall be read and acknowledged by signature of the employee. Employees and the UNION will receive a copy of such reprimands and/or notices.

10.4 Employees may examine their own individual personnel files at reasonable times under the direct supervision of the EMPLOYER.

10.5 Discharges will be preceded by a five (5) day suspension without pay.

10.6 Employees will not be questioned concerning an investigation of disciplinary action unless the employee has been given an opportunity to have a UNION representative present at such questioning.

10.7 Grievances relating to this Article shall be processed under the grievance procedure under ARTICLE 7.

ARTICLE 11 - CONSTITUTIONAL PROTECTION

11.1 Employees shall have the rights granted to all citizens by the United States and Minnesota State Constitutions.

ARTICLE 12 - WORK SCHEDULES

12.1 The normal work year is two thousand eighty (2,080) hours to be accounted for by each employee through:

a) hours worked on assigned shifts;
b) holidays;
c) assigned training;
d) authorized leave time.

12.2 Holidays and authorized leave time are to be calculated on the basis of the actual length of time of the assigned shifts.

12.3 Nothing contained in this or any other Article shall be interpreted to be a guarantee of a minimum or maximum number of hours the EMPLOYER may assign employees.

ARTICLE 13 - WAGE RATES

13.1 Wage Table:

	2026	2027	2028
Start	$ 48.91	$ 50.37	$ 51.88
Year 1	$ 53.00	$ 54.59	$ 56.22
Year 2	$ 54.35	$ 55.98	$ 57.65
Year 3	$ 57.08	$ 58.79	$ 60.55

13.2 Performance Criteria for Step Increases

Employees will be eligible to progress from Start through Year 3 of the salary range subject to satisfactory performance criteria.

The Employee's supervisor will conduct a performance check-in with Employees 60-90 days prior to the Employee's anniversary date. If Employee's anniversary date falls within 90 days after completion of an annual performance review, this check-in will not be necessary. In either circumstance, the supervisor will use the City's Action Form to indicate whether the Employee is satisfactorily meeting performance criteria based on monthly evaluations and/or prior annual evaluations as well as any other evidence concerning Employee's performance.

If the employee does not satisfactorily meet performance criteria, this will result in a denial of a step increase although will not result in a denial of a yearly COLA adjustment. If a step increase is denied under these circumstances, the employee may request that they be permitted to attempt to improve their performance to the point where they qualify for the step increase within a 90-day period. Upon such request, the supervisor will establish tasks and goals in writing to be completed to bring the employee's performance up to a rating that would qualify the employee for a step increase. The employee and supervisor will complete a 90-day follow-up review.

If the employee does satisfactorily meet performance criteria at the end of the 90-day period, this will result in a step increase. The step increase will be effective beginning the first full pay period following such supervisory determination.

If an employee receives an overall rating that results in denial of a step increase, they may appeal their evaluation utilizing this process:

Step 1: Within five (5) working days after the Action Form has been finalized, the employee must notify the supervisor in writing that they wish to appeal the determination. A meeting must take place to discuss the determination between the supervisor and the employee within five (5) working days (exclusive of vacation and sick leave) of the notice by the employee. If not resolved in Step 1, and the employee wishes to continue the appeal, they can proceed to Step 2.

Step 2: Within five (5) working days following the meeting in Step 2, the employee can continue to appeal the determination by putting in writing the areas which are of concern or in disagreement to the Division Captain. The Division Captain is required to review the document and respond to the employee within five (5) working days (exclusive of vacation and sick leave) If not resolved in Step 2 and the employee wishes to continue to appeal, they can proceed to Step 3.

Step 3: Within five (5) working days following the determination in Step 2, the employee can continue to appeal the determination by submitting the appeal, in writing, to the Chief of Police. The appeal will be decided by a review panel consisting of the Chief of Police, the City Manager, and Human Resources. This panel will hear up to a half hour of presentation. The majority decision will be final. Union Steward may be present.

If an appeal is not made to a subsequent step within the timelines identified above, or any agreed extension thereof, it shall be considered settled on the basis of the City's last answer. If the City does not respond, the employee may treat the non-response as a denial and move to the next Step.

Employees will be notified as soon as possible after any substantive changes have been made to the review process and/or review forms.

13.3 Those employees classified or assigned by the EMPLOYER to the detective position will receive an additional one dollar and 73 cents ($1.73) per hour for every hour worked once placed in said classification/assignment until the point where said classification/assignment is removed.

13.4 The EMPLOYER will pay a clothing allowance for officers classified or assigned as detectives of eight hundred dollars ($800.00) per year. The EMPLOYER will pay a clothing allowance for officers assigned as the Directed Operations Group of six hundred dollars ($600.00) per year. Individuals assigned for less than a full year shall receive a pro-rated clothing allowance based on dates in the assignment. Equal payments of the annualized amount will be made on April 1st, August 1st, and December 1st. Pro-ration is not exact, but will be calculated on whether the Employee is in the assignment on the date that payment is made.

13.5 Employees assigned by the EMPLOYER as a School Resource Officer will receive one-dollar and twenty-nine cents ($1.29) *per hour* in addition to their regular wage rate for the duration of their assignment, including summer months when school is not in session.

13.6 Officers assigned by the EMPLOYER as a F.T.O. (Field Training Officer) will one-dollar and fifteen cents ($1.15) *per hour for the duration of their assignment* in addition to their regular wage rate. Detectives assigned by the EMPLOYER as a F.T.O. (Field Training Officer) will receive fifty-eight cents ($0.58) *per hour for the duration of their assignment* in additional to their regular wage rate.

13.7 Employees assigned by the EMPLOYER as a Use of Force Instructor or Firearms Instructor will receive one dollar and fifteen cents ($1.15) per hour for the duration of their assignment in addition to their regular wage rate.

13.8 Employees classified or assigned by the EMPLOYER to the K-9 position will receive four hundred twenty-five dollars ($425.00) per month or three hundred dollars ($300.00) pro-rated for less than a full month in addition to their regular wage rate for compensation for the care performed for the K-9 while otherwise off-duty. In addition to the monthly stipend, K-9 handlers are also compensated for an additional 10 hours per fourteen day (14) pay period that they are not otherwise scheduled to work to account for off-duty K-9 care. The Parties agree that the compensation outlined herein is a reasonable amount for all off-duty K-9 care which is estimated at approximately half of an hour per day.

13.9 Employees assigned by the EMPLOYER as a member of SWAT will receive one dollar and twenty-five cents ($1.25) per hour for the duration of their assignment in addition to their regular wage rate.

13.10 To reach and sustain market average, employees who have reached at least eight (8) years of tenure will receive longevity pay above the rate schedule as follows:

- 2026 $2.53 per hour
- 2027 $3.20 per hour
- 2028 $3.30 per hour

ARTICLE 14 - VACATIONS

14.1 Effective January 1, 2020, vacation leave shall be accumulated on a monthly basis for each calendar month or major fraction thereof by all regular and probationary employees pursuant to the following schedule:

Length of Service	Rate Per Full Pay Period
0 – 5 years*	4 hours
Years 6 – 8	5 hours
Years 9 – 12	7 hours
Years 13 – 18	7.5 hours
Years 19 – 25	8 hours
Years 26 – 30	8.5 hours
After 30 years of service have been completed	9 hours

*Employees who, as of January 1, 2020, are in years 4 or 5 will continue to accumulate at the rate outlined in the prior agreement (80 hours per year at ear 4 and 120 hours per year at year 5) until such time as their accumulation rate in the chart above exceeds the rate in the prior agreement.

14.2 Other provisions related to vacation will be as outlined in as recognized in the City's Personnel Policy Manual.

ARTICLE 15 - SICK LEAVE

15.1 General: Sick leave will be as outlined in as recognized in the City's Personnel Policy Manual as of the date of ratification of this Agreement other than as modified within this Agreement. Where the City used to have multiple sick leave banks one ESST qualifying and one not ESST qualifying, via MOU dated February 3, 2025, the City agreed to combine those banks on a non-precedential basis. As part of negotiation of this CBA, the City will formally combine those two banks. All sick leave will be combined for purposes of accrual caps and treatment at separation of employment.

15.2 Sick Leave Caps:

Existing Employees: Any employee that 1) is a current employee of the City on the date of ratification of this agreement, 2) has received a conditional offer of employment as of the date of ratification of this agreement, or 3) is a CSO as of the date of ratification of this agreement and without a break in employment, later becomes full time officer as part of this bargaining unit (higher cap applies only after becoming FT officer in this unit), will have a sick leave cap as follows: Employees will be allowed to accrue sick leave up to a cap of 960 hours. Employees will not be allowed to accrue any hours beyond 960 hours, and no sick leave will be paid into a Post Retirement Healthcare Savings Plan during employment. Payout upon separation will be in accordance with Article 17 of this Agreement.

New Employees: Any employee that does not fit in the category above, i.e started employment after the date of ratification of this agreement, will have a sick leave cap of 480 hours. Employees will not be allowed to accrue any hours beyond 480 hours, and no sick leave will be paid out into a Post Retirement Healthcare Savings Plan during employment. Payout upon separation will be in accordance with Article 17 of this Agreement.

15.3 Public Emergency or Weather Events

Pursuant to Minn. Stat. §§ 181.9447(12) and 181.9447(1)(4), because the employees are peace officers and their preassigned or foreseeable work duties involve responding to a public emergency or weather event, the employees hereby waive their right to use ESST during weather or public emergencies, unless staffing minimums are met. If staffing minimums are met, employees will be allowed to use ESST time as designated in Minn. Stat. §181.9447(1)(4) on a first-come, first-serve basis.

In the event of a major weather event or public emergency in which increased staffing is necessary to ensure public safety and preserve order the employer may deny the use of the weather-related ESST provision.

ARTICLE 16 - HOLIDAYS

16.1 Employees will receive twelve (12) holidays. Each holiday will be eight hours.

16.2 Employees have the option of being paid at the straight time rate for eleven (11) of said twelve (12) holidays or taking time off for twelve (12) of the holidays. The Chief of Police shall determine whether or not employees may take up to eleven (11)holidays per year. One "floating holiday" per year can be taken any time during the calendar

year when approved by the Chief of Police. Employees shall be paid for up to eleven (11) working days per year in cash in December of each year at the straight time rate, provided that holidays taken off and those paid do not exceed a total of eleven (11) in number, except for said "floating holiday" referred to previously.

16.3 An employee assigned by the EMPLOYER to work on New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, Day After Thanksgiving or Christmas Day shall receive an extra one-half (½) hour's pay for any hours worked during those holidays.

ARTICLE 17 - SEVERANCE PAY

17.1 Thirty-three and one-third percent (33 1/3%) of unused accumulated sick leave to be paid upon honorable severance after five years of employment.

17.2 Forty percent (40%) of unused accumulated sick leave to be paid upon honorable severance after ten (10) years of continued employment.

17.3 Fifty percent (50%) of unused accumulated sick leave to be paid upon honorable severance after fifteen (15) years of continued employment.

ARTICLE 18 - OVERTIME

18.1 Employees will be compensated at one and one-half (1½) times the employee's regular base pay rate for hours worked in excess of the employee's regularly scheduled shift. Changes of shifts do not qualify an employee for overtime under this Article.

18.2 Overtime will be distributed as equally as practicable.

18.3 Overtime refused by employees will for record purposes under ARTICLE 18.2 be considered as unpaid overtime worked.

18.4 For the purpose of computing overtime compensation, overtime hours worked shall not be pyramided, compounded, or paid twice for the same hours worked.

18.5 Overtime will be calculated to the nearest fifteen (15) minutes.

18.6 Employees have the obligation to work overtime or call backs if requested by the EMPLOYER unless unusual circumstances prevent the employee from so working.

ARTICLE 19 - COURT TIME

19.1 An employee who is required to appear in Court during the employee's scheduled off-duty time shall receive a minimum of three (3) hours' pay at one and one-half (1½) times the employee's base pay rate. An extension or early report to a regularly scheduled shift for Court appearance does not qualify the employee for the three (3) hour minimum.

19.2 An employee shall receive two (2) hours of stand-by pay if court is canceled without a minimum of 24 hours' notice. Said payment is subject to appropriate verification.

ARTICLE 20 - CALL BACK AND ON-CALL

20.1 An employee who is called to duty during the employee's scheduled off-duty time shall receive a minimum of three (3) hours' pay at one and one-half (1½) times the employee's base pay rate. An extension or early report to a regularly scheduled shift for duty does not qualify the employee for the three (3) hour minimum.

20.2 Detectives will be compensated at the rate one dollar and seventy-three cents ($1.73) per hour for the duration of their assignment in addition to their regular wage rate for being “On Call.” The City will develop an “On-Call” policy to describe the parameters of the “On-Call” program. “On-Call” compensation will not be in effect if the City decides not to use the “On-Call” program.

20.3 Staff assigned to the Drug Task Force will be compensated at the rate one dollar and seventy-three cents ($1.73) per hour for the duration of their assignment in addition to their regular wage rate for being “On Call.” The City will develop an “On-Call” policy to describe the parameters of the “On-Call” program. “On-Call” compensation will not be in effect if the City decides not to use the “On-Call” program.

ARTICLE 21 - WORKING OUT OF CLASSIFICATION

21.1 Employees assigned by the EMPLOYER to assume the full responsibilities and authority of a higher job classification shall receive the salary schedule of the higher classification for the duration of the assignment.

ARTICLE 22 - INSURANCE

22.1 The EMPLOYER agrees to contribute One Thousand Five Hundred Ninety Dollars ($1,590) per month per employee for the purchase of required and/or optional benefits of the cafeteria plan for 2026, One Thousand Six Hundred Forty Dollars ($1,640) per month for 2027 and One Thousand Six Hundred Ninety Dollars ($1,690) per month for 2028.

22.2 In the event that the health insurance provisions of this Agreement fail to meet the requirements of the Affordable Care Act and its related regulations or cause of the EMPLOYER to be subject to a penalty, tax, or fine, either party may request that the other party meet and negotiate over amendments to those health insurance provisions that the requesting party deems necessary. In such negotiations, the rights and obligations of the UNION shall be subject to the provisions of Minn. Stat. § 179A.06, and the rights and obligations of the EMPLOYER shall be subject to the provisions of Minn. Stat. § 179A.07.

22.3 The EMPLOYER and EMPLOYEE agree to split medical premiums equally under Minnesota’s Paid Medical Leave Statute.

ARTICLE 23 - STANDBY PAY

23.1 Employees required by the EMPLOYER to standby shall be paid for such standby time at the rate of one hour's pay for each hour on standby.

ARTICLE 24 - UNIFORMS

24.1 The EMPLOYER shall provide required uniform and equipment items.

ARTICLE 25 - INJURY ON DUTY (IOD)

25.1 Employees injured during the performance of their duties for the EMPLOYER and thereby rendered unable to work for the EMPLOYER will be paid the difference between the employee's regular pay and Worker's Compensation insurance payments for a period not to exceed ninety (90) working days per injury, not charged to the employee's vacation, sick leave, or other accumulated paid benefits, after a three (3) working day initial waiting period per injury. The three (3) working day waiting period shall be charged to the employee's sick leave account less Worker's Compensation insurance payments. Employees drawing Worker's Compensation benefits will not receive supplementary IOD pay or sick leave pay which provides for more after-tax take-home pay than the employee made while working.

Compensation for injury leave shall be terminated upon the earlier of 90 working days or the expiration of the date of certification by a competent medical authority, approved by the City Manager, that the EMPLOYEE can return to duty.

ARTICLE 26 – TUITION REIMBURSEMENT

26.1 Employees are eligible to participate in the EMPLOYER'S tuition reimbursement program under the same terms and conditions as outlined in the EMPLOYER'S tuition reimbursement policy.

ARTICLE 27 – POST BOARD LICENSING

27.1 The City will pay for and provide the required training for POST Board licensing.

27.2 The City will pay the POST Board license fee for each employee provided the employee has met the statutory requirement for license eligibility and renewal and it is approved by the Chief of Police.

ARTICLE 28 – WAIVER

28.1 Any and all prior agreements, resolutions, practices, policies, rules, and regulations regarding terms and conditions of employment, to the extent inconsistent with the provisions of this AGREEMENT, are hereby superseded. This does not include the 2025 ESST MOU which remains in full force.

28.2 The parties mutually acknowledge that during the negotiations which resulted in this AGREEMENT, each had the unlimited right and opportunity to make demands and proposals with respect to any term or condition of employment not removed by law from bargaining. All agreements and understandings arrived at by the parties are set forth in writing in this AGREEMENT for the stipulated duration of this AGREEMENT. The EMPLOYER and the UNION each voluntarily and unqualifiedly waives the right to meet and negotiate regarding any and all terms and conditions of employment referred to or covered in this AGREEMENT or with respect to any term or condition of employment not specifically referred to or covered by this AGREEMENT, even though such terms or

conditions may not have been within the knowledge or contemplation of either or both of the parties at the time this contract was negotiated or executed.

ARTICLE 29 - DURATION

29.1 This AGREEMENT shall be effective as of January 1, 2026, and shall remain in full force and effect until the thirty-first day of December, 2028.

FOR THE CITY OF BLAINE:

_____
Tim Sanders, Mayor

Date:_____

_____
Erik Thorvig, City Manager

Date:_____

_____
Scott Johnson
Director of Administrative Services

Date:_____

FOR L.E.L.S:

_____
Tim Gannon, Business Agent

Date:_____

_____
Trent Bachman, Union Steward

Date:_____

_____
Orin Christensen, Union Steward

Date:_____

_____
Brian Wiens, Union Steward

Date:_____

City of Blaine
Staff Report

File Number: RES 26-68

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Resolution

Administration - Erik Thorvig, City Manager

Agenda Item # 10.3

Resolution Authorizing the Sale of Taxable General Obligation Abatement Bonds, Series 2026D (West Parking Facility) Subject to Certain Parameters

Executive Summary

Background

In early 2021, the City Council identified the 105th Avenue/Radisson Road Industrial area as a priority location for the "Growth Management" portion of the City's strategic plan. Based on council direction, the City embarked on a visioning and design process for the area to assist in marketing and development efforts of the existing site, which consists of older industrial dwellings that are either antiquated due to their age or have excessive outdoor storage, making them inconsistent with the vision for the area. General discussions by the City Council identify this as a potential “city core” where the City should encourage walkable, entertainment-type uses that take advantage of the National Sports Center (NSC) and be an amenity to Blaine residents and visitors.

In the fall of 2021, a Request For Proposals (RFP) was advertised seeking proposals from architects to assist the City in preparation of a master plan for the 105th Avenue Redevelopment Area. The RFP was awarded to Sperides Reiners Architects Inc., who led the City Council through several meetings in the winter of 2022 to discuss options within the site and develop a concept consistent with council goals. The master plan was received in the summer of 2022 outlining potential uses including hotels, restaurants, residential, and retail.

In order to advance redevelopment of the site, an RFP was advertised in fall 2022 seeking a qualified developer to revitalize the 105th Avenue Redevelopment Area. In the winter of 2022, the City Council selected Elevage Development Group, LLC, as the master developer for the site and charged them with undertaking the construction of a mixed-use development consistent with the concepts outlined in the master plan.

Discussion began in the spring of 2023 to identify a process in which the developer could acquire rights to a portion of property that was controlled by the Minnesota Amateur Sports Commission (MASC)/NSC. Based on legislation with which the property was originally acquired, MASC was allowed to lease up to 16 acres for private development. A ground-lease, giving the developer rights to the MASC property, was entered into. Once the ground lease was agreed to, significant work to create a master plan based on the land availability was completed. Additionally, in 2023, the city/EDA continued to acquire property for the district.

Throughout 2024, the city and developer worked diligently to identify funding sources for infrastructure, demolition, and property acquisition. On September 16, 2024, the City Council authorized the issuance of tax increment bonds in the amount not to exceed $28,000,000 to facilitate infrastructure, demolition, property acquisition and other TIF-eligible expenditures. Also on this date, the City Council authorized the issuance of tax abatement bonds in the amount not to exceed $9,000,000 to facilitate infrastructure improvements within the district.

Throughout 2025, significant progress was made on the project. All buildings within the district were demolished. Acquisition of all property for the redevelopment was completed earlier in the year. Lastly, significant earth work, grading and utility/road infrastructure was completed. Infrastructure work will continue in 2026. Also, in 2025, progress was made to identify users within the district, which resulted in amendments to the master plan. The most notable user was Scheels, which was announced last summer and received various approvals by the City Council. Scheels is anticipated to begin construction this spring, along with the east parking ramp and event stadium.

Since last fall, the city and developer have been working on various components of the project to allow for vertical construction of buildings and roundabout construction to occur this year. Various agreements are being considered at the April 6, 2026, meeting related to the event stadium, Scheels, parking facilities and master development agreement.

At the February 2 and February 9, 2026, workshops, the City Council received project updates and discussed financing options for a structured parking facility serving the west portion of the district. The need for a structured parking facility serving the west portion of the district has been contemplated since the 2023 master planning process and is considered critical to district functionality. However, its location and financial structure were not formally discussed until recent workshops.

The developer has identified a 600-stall, podium-style parking facility within the west portion of the district. The parking facility will be incorporated within and adjacent to private development. The revised site plan is attached. The facility would be city-owned and provide public parking for the event stadium and other uses within the west district. It could also provide parking for events at the National Sports Center. The facility is critical in providing sufficient parking for the event stadium when events are occurring. Without the facility, parking would be very challenging within the district when events are occurring at the stadium. If approved, construction of the facility would begin in 2026.

The budget for the structure is $15M. Other public infrastructure components of the project, including roads, building demolition and utilities, have been financed by the city through typical public financing mechanisms, including tax abatement and tax increment financing. The financing has been structured where new property taxes generated from the development would pay for any debt service related to public infrastructure.

All revenue sources from the development have been exhausted for existing and proposed debt obligations. The estimated annual debt service for the west parking facility is approximately $1,200,000. If the bonds are sold in 2026 through permanent financing, debt service payments would begin in 2028. The initial estimated debt

obligation in 2028 would be $432,809 and increase to $1,251,708 in 2029 and continue with payments around the $1.2MM amount through retirement of the bonds in 2047. The annual repayment source for the debt obligation would be determined annually by the City Council though the budget process. Though revenue from the district has been committed to other debt obligations within the district, it's possible that if revenue from the district exceeds conservative projections, that additional revenue from the district could be used towards the debt service of the west parking facility. Below is a list of potential uses to pay for the debt service. Again, the decision of what source(s) to use will be an annual decision by the City Council through the budget process and could change from year to year. Additionally, a combination of the sources listed below can be used.

1.) Excess revenue generated from the district (sales tax, parking revenue, tax abatement revenue from the district, pooled TIF)
2.) Alternative revenue sources being contemplated by the City Council (utility franchise fees, broadband franchise fees, municipal cannabis revenue)
3.) Increase in the EDA levy
4.) EDA cash
4.) General fund levy

Action was taken earlier in the agenda to establish a tax abatement district which authorizes the sale of tax abatement bonds.

Taxable General Obligation Temporary Tax Abatement Bonds, Subject to Certain Parameters

As outlined in state law, by establishing existing values, the City is authorized to issue tax abatement bonds. Generally, tax abatement is an authority to issue bonds and the mechanism to repay the debt can be any number of revenue streams. The bonds are a general obligation of the City, secured by its full faith and credit and taxing power.

Municipal bonds are either categorized as taxable or tax-exempt. This has been identified as taxable. While this generally results in a higher interest rate due to investors paying taxes on income, the City's AAA rating and General Obligation backing makes this financing more attractive than a traditional bank loan. Additionally, taxable bonds are not subject to the same arbitrage yield restrictions that tax-exempt bonds are subject to, effectively allowing interest to be earned in excess of interest paid. The bonds are structured as permanent financial instruments.

The City has retained Baker Tilly as its independent municipal advisor for the sale of the bonds and is requesting authorization for them to solicit proposals in accordance with Minnesota Statutes. In conjunction with the sale, Baker Tilly is to prepare the Official Statement for the bonds, with the cooperation of city staff, and to execute and deliver it on behalf of the City upon its completion.

For awarding a bond sale, Blaine customarily coordinates the sale process to coincide with regularly scheduled city council meetings. Typically, the City receives competitive bids the morning of a council meeting and then the Council acts on the award resolution that same evening. In the overwhelming number of cases, this works very well for the City.

Issues such as market volatility, unique or unusual characteristics of a bond structure, or the potential lack of a quorum to award the bids may result in justification to request greater flexibility in the bonding process. An alternative to the traditional bonding method is an awarding resolution process which permits a separately designated committee to authorize awarding of the sale. This option is referred to as a "Parameters Resolution" approach, which includes the process outlined below:

1. The Council adopts a parameters resolution prior to the sale date. The parameters resolution authorizes the formation of a pricing committee consisting of the City Manager, Finance Director and Community Development Director. The pricing committee is then authorized by the parameters resolution to sign a contract (the bond purchase agreement) to sell the bonds to an underwriter, so long as several conditions are met.
    1. Financial Parameters:
        1. Maximum (par) amount of $16,000,000
        2. Maximum interest rate (true interest cost) to be determined at the time of issuance.
        3. Bonds would be issued no later than third quarter of 2026.
    2. Conditions and Contingencies:
        1. Contained within the resolution are several conditions and contingencies that must be met in order to disburse the bond proceeds to the developer. These items are provided within section 1.02 of the attached resolution.
2. The City and Baker Tilly conduct the bond sale and the pricing committee awards the sale and executes the bond purchase agreement if the best bid for the bonds falls within the parameters specified in the resolution.

Strategic Plan Relationship

The 105th Redevelopment District has been identified in the City's Strategic Plan.

Board/Commission Review

Not applicable.

Financial Impact

See information within the staff report.

Public Outreach/Input

None required.

Staff Recommendation

By motion, approve the attached resolution.

Attachment List

1. Blaine Tax Temp GO Abate 2026D (West Parking) PARAMETERS AWARD RESOLUTION
2. Master Development Agreement

City of Blaine

Signature Copy

Resolution: RES 26-68

Resolution Authorizing the Sale of Taxable General Obligation Abatement Bonds, Series 2026D (West Parking Facility) Subject to Certain Parameters

See attached.

Extract of Minutes of Meeting
of the City Council of the City of
Blaine, Anoka and Ramsey Counties, Minnesota

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Blaine, Minnesota, was duly held in the City Hall in said City on Monday, April 6, 2026, commencing at 7:00 P.M.

The following members were present:

and the following were absent:

* * * * * * * * *

Member _____ introduced the following resolution, and moved its adoption:

RESOLUTION NO. ___

A RESOLUTION AUTHORIZING THE SALE OF TAXABLE GENERAL OBLIGATION ABATEMENT BONDS, SERIES 2026D (WEST PARKING PROJECT), SUBJECT TO CERTAIN PARAMETERS; FIXING THEIR FORM AND SPECIFICATIONS; DIRECTING THEIR EXECUTION AND DELIVERY; AND PROVIDING FOR THEIR PAYMENT

BE IT RESOLVED By the City Council of the City of Blaine, Anoka and Ramsey Counties, Minnesota (the "City") as follows:

Section 1. Sale of Bonds.

1.01. It is determined that:

(a) On the date hereof, the City held a public hearing and adopted a resolution (the "Abatement Resolution") approving property tax abatements (the "Abatements") on certain property in the City (the "Abatement Parcels") in the maximum amount of $16,000,000 pursuant to Minnesota Statutes, Sections 469.1812 to 469.1815, as amended (the "Abatement Act");

(b) The City is authorized by the Abatement Act and Minnesota Statutes, Chapter 475, as amended (collectively, the "Act"), to issue its general obligation tax abatement bonds on such terms and in such manner as the City determines to (i) assist in financing the acquisition, construction and betterment of an approximately 600-stall parking facility (the "West Parking Ramp") in the west district of the 105th Avenue redevelopment area in the City; and (ii) finance certain public improvements including without limitation acquisition of real property and construction and betterment of certain public infrastructure, which includes but is not limited to public rights-of-way/streets, public utilities, and public open space areas in connection with the development of such West Parking Ramp (collectively, the "Project"), subject to certain limitations contained in the Act;

(c) It is necessary and expedient to the sound financial management of the affairs of the City to issue its Taxable General Obligation Abatement Bonds, Series 2026D (West Parking Project), (the "Bonds"), subject to certain parameters provided herein, to provide financing for a portion of the costs of the Project pursuant to the Act;

1.02 Terms of Bond Sale; Notices. The City has retained Baker Tilly Municipal Advisors LLC, St. Paul, Minnesota ("Baker Tilly") as independent municipal advisor, and, pursuant to Minnesota Statutes, Section 475.60, subdivision 2, paragraph 9, Baker Tilly is hereby authorized to solicit proposals for the Bonds on behalf of the City on a competitive basis without requirement of published notice. The City hereby establishes a pricing committee with respect to the sale of the Bonds comprised of the City Manager, the Community Development Director and the City Finance Director (the "Pricing Committee"). The Pricing Committee is authorized in its discretion, upon satisfaction of the conditions for the issuance of the Bonds under the Act and with the advice of Baker Tilly MA, to (i) review proposals for the sale of the Bonds; (ii) award the sale

of the Bonds to the prospective purchaser (the "Purchaser"), not later than the end of the 4th calendar quarter of 2026, in an aggregate principal amount not to exceed the lesser of $16,000,000 or the amount of the Abatements, plus any premium, with a true interest cost not to exceed 6.25% and a final maturity not later than February 1, 2047; (iii) approve the dates for optional redemption or any mandatory sinking fund redemption schedule; (iv) approve the principal amounts and maturities of the Bonds; and (v) approve the tax levies for the repayment of the Bonds, if any, all as set forth in a Pricing Certificate executed by the Pricing Committee (the "Pricing Certificate"). The City hereby approves the sale of the Bonds to the Purchaser at the price, par bond principal amount, maturity schedule, and rates to be determined by the Pricing Committee based on the lowest true interest cost, subject to a determination by the Pricing Committee and with the advice of Baker Tilly MA, upon satisfaction of the conditions for the issuance of the Bonds under the Act and subject to satisfaction of the following conditions and contingencies:

a. Blaine Town Center West LLC, a Minnesota limited liability company (and/or its successors and assigns, collectively, the "Developer"), and the City or the Blaine Economic Development Authority (the "EDA") shall have approved, executed and delivered an Abatement Assistance Agreement and Disbursing Agreement under which:

   i. the Developer will agree to construct the West Parking Ramp on a portion of a larger parcel of property owned by the Minnesota Amateur Sports Commission and ground leased by MASC to the Developer (the "West Parking Property");

   ii. the EDA will disburse the proceeds of the Bonds exclusive of capitalized interest and costs of issuance, over the course of construction of the West Parking Ramp to pay for construction of the Parking Facility and any other related improvements;

   iii. the City or the EDA and the Developer will enter into a ground lease under which the City or the EDA will lease from the Developer all or a portion of the West Parking Property on which the West Parking Ramp will be constructed, in compliance with all applicable legal requirements, and such other mutually agreeable design and construction agreements under which the Developer will facilitate construction of the West Parking Ramp; and

   iv. upon completion or at an earlier date mutually agreeable to the City and the Developer, the Developer will convey, as necessary, the West Parking Ramp to the City or the EDA and the parties will enter into such other agreements and easements as are reasonably necessary to provide for the management, maintenance and usage of the Parking Facility by the City or the EDA, and the Developer and their respective tenants, subtenants, customers, guests, employees, agents, contractors and invitees.

b. the Developer shall have satisfied the conditions for issuance of bonds for the acquisition, construction and betterment of an event stadium in accordance with that certain Resolution No. ___ Supplementing and Restating Resolution Authorizing the Sale of Taxable General Obligation Temporary Abatement Bonds (Stadium), Subject to Certain Parameters; Fixing Their Form and Specifications; Directing Their Execution and

Delivery; and Providing for Their Payment adopted by the City Council on August 11, 2025;

c. the Developer shall have executed and delivered all other applicable documents referred to in the Abatement Agreement including, but not limited to, a new or Amended and Restated Master Development Agreement, in forms satisfactory to the Pricing Committee (collectively, the "Financing Documents");

d. the Developer shall have provided evidence, reasonably satisfactory to the Pricing Committee, of financing or availability of self-financing sufficient, together with the proceeds of the Bonds, to fund the construction of the Project;

e. the Developer having obtained final plat approval for the West Parking Property or entered into other agreements with the City and / or the EDA at least sufficient to permit construction of public rights-of-way/streets, public utilities, and public open space areas;

f. the City shall have security and/or rights of enforcement, pursuant to specific terms to be included in the Abatement Agreement, remaining in effect while the Bonds and any Permanent Bonds are outstanding; and

g. the Developer and the City and/or EDA shall have approved, executed and delivered design and construction documents for the Project pursuant to the phased schedule submitted by the Developer to the City.

1.03. Contract with the Purchaser. Any amount paid by the Purchaser over the minimum purchase price shall be credited to the Debt Service Fund hereinafter created, or deposited in the Construction Fund hereinafter created, as determined by the City Finance Director after consultation with the City's municipal advisor. The Mayor and City Manager are authorized to execute a contract with the Purchaser on behalf of the City, if requested by the Purchaser.

1.04 Terms and Principal Amounts of the Bonds. Subject to a determination by the Pricing Committee, the City will issue and sell the Bonds pursuant to the Act, in an aggregate principal amount not to exceed $16,000,000 plus any premium, originally dated as of the date of issuance, in fully registered form, in denominations of $5,000 each or any integral multiple thereof, numbered No. R-1 upward, bearing interest as determined by the Pricing Committee, and maturing on February 1 in the years and amounts as determined by the Pricing Committee.

As may be requested by the Purchaser, one or more term Bonds may be issued having mandatory sinking fund redemption and final maturity amounts as set forth in the principal repayment schedule in the Pricing Certificate, and corresponding additions may be made to the provisions of the applicable Bond(s).

1.05. Optional Redemption. The Pricing Committee will determine whether and when the Bonds will be subject to optional redemption prior to maturity. If the Bonds are subject to optional redemption, the following provisions shall apply: Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all Bonds of

a maturity are called for redemption, the City will notify DTC (as defined in Section 6 hereof) of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

Section 2. Form; Registration.

2.01. Registered Form. The Bonds will be issued only in fully registered form. The interest thereon and, upon surrender of each Bond, the principal amount thereof, is payable by check or draft issued by the Registrar described herein.

2.02. Dates; Interest Payment Dates. Each Bond will be dated as of the last interest payment date preceding the date of authentication to which interest on the Bond has been paid or made available for payment, unless (i) the date of authentication is an interest payment date to which interest has been paid or made available for payment, in which case the Bond will be dated as of the date of authentication, or (ii) the date of authentication is prior to the first interest payment date, in which case the Bond will be dated as of the date of original issue. The interest on the Bonds is payable on February 1 and August 1 of each year, commencing February 1, 2027 or such other date determined by the Pricing Committee, to the registered owners thereof of record as of the close of business on the 15th day of the immediately preceding month, whether or not that day is a business day.

2.03. Registration. The City will appoint, and will maintain, a bond registrar, transfer agent, authenticating agent and paying agent (the "Registrar"). The effect of registration and the rights and duties of the City and the Registrar with respect thereto are as follows:

(a) Register. The Registrar will keep at its designated corporate trust office a bond register in which the Registrar provides for the registration of ownership of Bonds and the registration of transfers and exchanges of Bonds entitled to be registered, transferred or exchanged.

(b) Transfer of Bonds. Upon surrender for transfer of any Bond duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar will authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of any transfer after the 15th day of the month preceding each interest payment date and until that interest payment date.

(c) Exchange of Bonds. Whenever any Bonds are surrendered by the registered owner for exchange the Registrar will authenticate and deliver one or more new Bonds of a like aggregate principal amount and maturity as requested by the registered owner or the owner's attorney in writing.

(d) Cancellation. All Bonds surrendered upon any transfer or exchange will be promptly cancelled by the Registrar and thereafter disposed of as directed by the City.

(e) Improper or Unauthorized Transfer. When a Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the Bond until the Registrar is satisfied that the endorsement on the Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar will incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The City and the Registrar may treat the person in whose name a Bond is, at any time, registered, as of the applicable record date, in the bond register as the absolute owner of such Bond, whether such Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Bond and for all other purposes, and payments so made to a registered owner or upon the owner's order will be valid and effectual to satisfy and discharge the liability upon the Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees and Charges. The Registrar may impose a charge upon the owner thereof for a transfer or exchange of Bonds, sufficient to reimburse the Registrar for any tax, fee or other governmental charge required to be paid with respect to the transfer or exchange.

(h) Mutilated, Lost, Stolen or Destroyed Bonds. If a Bond becomes mutilated or is destroyed, stolen or lost, the Registrar will deliver a new Bond of like amount, number, maturity date and tenor in exchange and substitution for and upon cancellation of the mutilated Bond or in lieu of and in substitution for any Bond destroyed, stolen or lost, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Bond destroyed, stolen or lost, upon filing with the Registrar of evidence satisfactory to the Registrar that the Bond was destroyed, stolen or lost, and of the ownership thereof, and upon furnishing to the Registrar an appropriate bond or indemnity in form, substance and amount satisfactory to the Registrar and as provided by law, in which both the City and the Registrar must be named as obligees. Bonds so surrendered to the Registrar will be cancelled by the Registrar and evidence of such cancellation must be given to the City. If the mutilated, destroyed, stolen or lost Bond has already matured or been called for redemption in accordance with its terms it is not necessary to issue a new Bond prior to payment.

(i) Redemption. In the event any of the Bonds are called for redemption, written notice thereof identifying the Bonds to be redeemed will be given by the Registrar by mailing a copy of the redemption notice by first class mail (postage prepaid) at least 30 days prior to the redemption date to the registered owner of each Bond to be redeemed at the address shown on the registration books kept by the Registrar and by publishing the notice if required by law. Failure to give notice by publication or by mail to any registered owner, or any defect therein, will not affect the validity of the proceedings for the redemption of Bonds. Bonds so called for redemption will cease to bear interest after the specified redemption date, provided that the funds for the redemption are on deposit with the place of payment at that time.

2.04. Appointment of Initial Registrar. The City appoints U.S. Bank Trust Company, National Association, St. Paul, Minnesota, as the initial Registrar. The Mayor and the City

Manager are authorized to execute and deliver, on behalf of the City, a contract with the Registrar. Upon merger or consolidation of the Registrar with another corporation, if the resulting corporation is a bank or trust company authorized by law to conduct such business, the resulting corporation is authorized to act as successor Registrar. The City agrees to pay the reasonable and customary charges of the Registrar for the services performed. The City reserves the right to remove the Registrar upon 30 days' notice and upon the appointment of a successor Registrar, in which event the predecessor Registrar must deliver all cash and Bonds in its possession to the successor Registrar and must deliver the bond register to the successor Registrar. On or before each principal or interest due date, without further order of this City Council, the City Finance Director must transmit to the Registrar moneys sufficient for the payment of all principal and interest then due.

2.05. Execution, Authentication and Delivery. The Bonds will be prepared under the direction of the City Finance Director and executed on behalf of the City by the signatures of the Mayor and the City Manager, provided that all signatures may be printed, engraved or lithographed facsimiles of the originals. If an officer whose signature or a facsimile of whose signature appears on the Bonds ceases to be such officer before the delivery of any Bond, that signature or facsimile will nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery. Notwithstanding such execution, a Bond will not be valid or obligatory for any purpose or entitled to any security or benefit under this Resolution unless and until a certificate of authentication on the Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on different Bonds need not be signed by the same representative. The executed certificate of authentication on a Bond is conclusive evidence that it has been authenticated and delivered under this Resolution. When the Bonds have been so prepared, executed and authenticated, the City Finance Director will deliver the same to the Purchaser thereof upon payment of the purchase price in accordance with the contract of sale heretofore made and executed, and the Purchaser is not obligated to see to the application of the purchase price.

2.06. Form of Bonds. The Bonds will be printed or typewritten in substantially the form set forth in **EXHIBIT A** attached hereto.

2.07. Approving Legal Opinion. The City Finance Director is authorized and directed to obtain a copy of the proposed approving legal opinion of Kutak Rock LLP, Minneapolis, Minnesota, which will be complete except as to dating thereof and will cause the opinion to be printed on or accompany each Bond.

Section 3. Payment; Security; Pledges and Covenants.

3.01. Debt Service Fund. For the convenience and proper administration of the moneys to be borrowed and repaid on the Bonds, and to provide adequate and specific security for the Purchaser and holders from time to time of the Bonds, there is hereby created a special fund to be designated the "Taxable General Obligation Abatement Bonds, Series 2026D Debt Service Fund (the "Debt Service Fund"). The Debt Service Fund shall be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. There are hereby irrevocably appropriated and pledged

to, and there shall be credited to, the Debt Service Fund: (a) a pro rata portion of any amount over the minimum purchase price paid by the Purchaser, to the extent designated for deposit in the Debt Service Fund in accordance with Section 1.03 hereof; (b) Abatement at the times and in the amounts set forth in the Abatement Resolution; (c) proceeds of ad valorem property taxes levied as determined by the Pricing Committee and allocated to the payment of debt service on the Bonds as set forth in the Pricing Certificate (the "Taxes") and any collections of all taxes hereafter levied in the event that the Abatements herein pledged to the payment of the principal and interest on the Bonds are insufficient therefore; (d) all investment earnings on funds held in the Debt Service Fund; and (e) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Debt Service Fund. The Debt Service Fund shall be used solely to pay the principal and interest and any premiums for redemption of the Bonds and any other general obligation bonds of the City hereafter issued by the City and made payable from said fund as provided by law. The Debt Service Fund will be maintained in the manner herein specified until all of the Bonds and the interest thereon have been fully paid. The City Finance Director will report to the City Council any current or anticipated deficiency in the Debt Service Fund in the amount necessary to pay the principal of and interest on the Bonds when due. If a payment of principal or interest on the Bonds becomes due when there is not sufficient money in the Debt Service Fund to pay the same, the City Finance Director is directed to pay such principal or interest from other funds of the City, and such fund will be reimbursed for those advances out of the proceeds of Abatements and Taxes when collected.

3.02 Construction Fund. The City hereby creates the Taxable General Obligation Abatement Bonds, Series 2026D (West Parking Project) Construction Fund (the "Construction Fund") to be administered and maintained by the City Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The proceeds of the Bonds, less the appropriations made in Section 3.01, together with any other funds appropriated for the Project will be deposited in the Construction Fund to be used solely to defray expenses of the Project and the payment of principal and interest on the Bonds prior to the completion and payment of all costs of the Project. From the Construction Fund there shall be paid the eligible costs and expenses of the Project, including capitalized and all other costs incurred and to be incurred of the kind authorized in Act; and the moneys in said fund shall be used for no other purpose except as otherwise provided by law; provided that the proceeds of the Bonds may also be used to the extent necessary to pay interest on the Bonds due prior to the receipt of Abatements. Any balance remaining in the Construction Fund after the Project is completed and the costs thereof have been paid may be used as provided in Minnesota Statutes, section 475.65, under the direction of the City Council. Thereafter, the Construction Fund is to be closed and any balance remaining therein and subsequent collections of Abatements are to be deposited in the Debt Service Fund.

Other than Bond proceeds to be used to reimburse the City for Project costs previously incurred no Bond proceeds will be disbursed from the Construction Fund until satisfaction of the contingencies for disbursement and set forth in the Financing Documents, including without limitation the following conditions and contingencies as determined by and in form and substance satisfactory to the Pricing Committee:

a. the Developer shall have approved, executed and delivered design and construction documents, pursuant to the phased schedule submitted by the Developer to the City, and acceptable to the officials authorized to sign the Abatement Agreement on behalf of the City, for the construction of the public infrastructure necessary for the West Parking Ramp;

b. the Developer shall have executed and delivered all of the Financing Documents;

c. the Developer shall have closed on financing in an amount sufficient, together with equity commitments and the proceeds of the Bonds, to pay for the total development costs of the Project; and

d. all applicable parties shall have satisfied the applicable conditions for disbursement of each installment of the Bond proceeds in accordance with the Financing Documents.

3.03. Pledge of Tax Levy. For the purpose of paying the principal of and interest on the Bonds, to the extent determined necessary by the Pricing Committee, there shall be levied the Taxes upon all of the taxable property in the City, which will be spread upon the tax rolls and collected with and as part of other general taxes of the City. The Taxes will be credited to the Debt Service Fund as provided above and will be in the years and amounts as to be set forth in the Pricing Certificate. The tax levies will be irrepealable so long as any of the Bonds are outstanding and unpaid, provided that the City reserves the right to reduce the levies in the manner and to the extent permitted by Section 475.61, subdivision 3 of the Act, and the County Auditors of Anoka and Ramsey Counties, Minnesota (collectively the "County Auditor") will thereupon reduce the levy collectible during such year by the amount so certified.

3.04. Debt Service Coverage. It is hereby determined that the estimated collections of Abatements and the foregoing Taxes will produce at least 5% in excess of the amount needed to meet when due the principal and interest payments on the Bonds.

3.05. General Obligation Pledge. It is determined that Abatements will equal at least 100% of the principal on the Bonds. For the prompt and full payment of the principal of and interest on the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City will be and are hereby irrevocably pledged. If the balance in the Debt Service Fund is ever insufficient to pay all principal and interest then due on the Bonds and any other bonds payable therefrom, the deficiency will be promptly paid out of monies in the general fund of the City which are available for such purpose, and such general fund may be reimbursed with or without interest from the Debt Service Fund when a sufficient balance is available therein.

3.06. Registration of Resolution. The City Clerk is directed to file a certified copy of this resolution with the County Auditors of Anoka and Ramsey Counties and to obtain the certificate required by Minnesota Statutes, Section 475.63.

Section 4. Authentication of Transcript.

4.01. City Proceedings and Records. The officers of the City are hereby authorized and directed to prepare and furnish to the Purchaser and to the attorneys approving the Bonds, certified

copies of proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other certificates, affidavits and transcripts as may be required to show the facts within their knowledge or as shown by the books and records in their custody and under their control, relating to the validity and marketability of the Bonds, and such instruments, including any heretofore furnished, will be deemed representations of the City as to the facts stated therein.

4.02. Certification as to Official Statement. The Mayor, City Manager, and Finance Director, or any of them, are hereby authorized and directed to certify that they have examined the Official Statement prepared and circulated in connection with the issuance and sale of the Bonds and that to the best of their knowledge and belief the Official Statement is, as of the date thereof, a complete and accurate representation of the facts and representations made therein as of the date of the Official Statement, as it relates to the City and the Bonds.

4.03. Other Certificates. The Mayor, City Manager, and Finance Director, or any of them, are hereby authorized and directed to furnish to the Purchaser at the closing such certificates as are required as a condition of sale. Unless litigation shall have been commenced and be pending questioning the Bonds or the organization of the City or incumbency of its officers, at the closing the Mayor, City Manager, and Finance Director, or any of them, shall also execute and deliver to the Purchaser a suitable certificate as to absence of material litigation, and the Finance Director shall also execute and deliver a certificate as to payment for and delivery of the Bonds.

4.04. Electronic Signatures. The electronic signature of the Mayor, City Manager, and Finance Director, or any of them, to this resolution and to any certificate authorized to be executed hereunder shall be as valid as an original signature of such party and shall be effective to bind the City thereto. For purposes hereof, (i) "electronic signature" means (a) a manually signed original signature that is then transmitted by electronic means or (b) a signature obtained through DocuSign or Adobe or a similarly digitally auditable signature gathering process; and (ii) "transmitted by electronic means" means sent in the form of a facsimile or sent via the internet as a portable document format ("pdf") or other replicating image attached to an electronic mail or internet message.

Section 5. Book-Entry System; Limited Obligation of City.

5.01. DTC. The Bonds will be initially issued in the form of a separate single typewritten or printed fully registered Bond for each of the maturities set forth in the Pricing Certificate. Upon initial issuance, the ownership of each Bond will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, and its successors and assigns ("DTC"). Except as provided in this section, all of the outstanding Bonds will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC.

5.02. Participants. With respect to Bonds registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, the City, the Registrar and the Paying Agent will have no responsibility or obligation to any broker dealers, banks and other financial institutions from time to time for which DTC holds Bonds as securities depository (the "Participants") or to any other person on behalf of which a Participant holds an interest in the Bonds, including but not limited to any responsibility or obligation with respect to (i) the accuracy

of the records of DTC, Cede & Co. or any Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any Participant or any other person (other than a registered owner of Bonds, as shown by the registration books kept by the Registrar) of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any Participant or any other person, other than a registered owner of Bonds, of any amount with respect to principal of, premium, if any, or interest on the Bonds. The City, the Registrar and the Paying Agent may treat and consider the person in whose name each Bond is registered in the registration books kept by the Registrar as the holder and absolute owner of such Bond for the purpose of payment of principal, premium and interest with respect to such Bond, for the purpose of registering transfers with respect to such Bonds, and for all other purposes. The Paying Agent will pay all principal of, premium, if any, and interest on the Bonds only to or on the order of the respective registered owners, as shown in the registration books kept by the Registrar, and all such payments will be valid and effectual to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, or interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner of Bonds, as shown in the registration books kept by the Registrar, will receive a certificated Bond evidencing the obligation of this resolution. Upon delivery by DTC to the City Manager of a written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the words "Cede & Co.," will refer to such new nominee of DTC; and upon receipt of such a notice, the City Manager will promptly deliver a copy of the same to the Registrar and Paying Agent.

5.03. Representation Letter. The City has heretofore executed and delivered to DTC a Blanket Issuer Letter of Representations (the "Representation Letter") which will govern payment of principal of, premium, if any, and interest on the Bonds and notices with respect to the Bonds. Any Paying Agent or Registrar subsequently appointed by the City with respect to the Bonds will agree to take all action necessary for all representations of the City in the Representation Letter with respect to the Registrar and Paying Agent, respectively, to be complied with at all times.

5.04. Transfers Outside Book-Entry System. In the event the City, by resolution of the City Council, determines that it is in the best interests of the persons having beneficial interests in the Bonds that they be able to obtain Bond certificates, the City will notify DTC, whereupon DTC will notify the Participants, of the availability through DTC of Bond certificates. In such event the City will issue, transfer and exchange Bond certificates as requested by DTC and any other registered owners in accordance with the provisions of this Resolution. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the City and discharging its responsibilities with respect thereto under applicable law. In such event, if no successor securities depository is appointed, the City will issue and the Registrar will authenticate Bond certificates in accordance with this resolution and the provisions hereof will apply to the transfer, exchange and method of payment thereof.

5.05. Payments to Cede & Co. Notwithstanding any other provision of this Resolution to the contrary, so long as a Bond is registered in the name of Cede & Co., as nominee of DTC, payments with respect to principal of, premium, if any, and interest on the Bond and notices with respect to the Bond will be made and given, respectively in the manner provided in DTC's Operational Arrangements, as set forth in the Representation Letter.

Section 6. Continuing Disclosure.

6.01. City Compliance with Provisions of Continuing Disclosure Certificate. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this Resolution, failure of the City to comply with the Continuing Disclosure Certificate is not an event of default with respect to the Bonds; however, any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this section.

6.02. Execution of Continuing Disclosure Certificate. "Continuing Disclosure Certificate" means that certain Continuing Disclosure Certificate executed by the Mayor and City Manager and dated the date of issuance and delivery of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

Section 7. Defeasance. When the Bonds and all accrued interest thereon have been discharged as provided in this section, all pledges, covenants and other rights granted by this resolution to holders of the Bonds will cease, except that the pledge of the full faith and credit of the City for the prompt and full payment of the principal of and interest on the Bonds will remain in full force and effect. The City may discharge all Bonds which are due on any date by depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full or by depositing irrevocably in escrow, with a suitable institution qualified by law as an escrow agent for this purpose, cash or securities which are backed by the full faith and credit of the United States of America, or any other security authorized under Minnesota law for such purpose, bearing interest payable at such times and at such rates and maturing on such dates and in such amounts as shall be required and sufficient, subject to sale and/or reinvestment in like securities, to pay said obligation(s), which may include any interest payment on such Bond and/or principal amount due thereon at a stated maturity (or if irrevocable provision shall have been made for permitted prior redemption of such principal amount, at such earlier redemption date). If any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit.

Passed and adopted this 6th day of April, 2026.

_____
Mayor

Attest:

_____
City Clerk

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

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted

EXHIBIT A

FORM OF BOND

No. R-_ UNITED STATES OF AMERICA $_____
STATE OF MINNESOTA
COUNTIES OF ANOKA AND RAMSEY
CITY OF BLAINE

TAXABLE GENERAL OBLIGATION ABATEMENT
BOND, SERIES 2026D (WEST PARKING PROJECT)

Interest Rate	Maturity Date	Date of Original Issue	CUSIP
	February 1, 20__	_____, 2026	

Registered Owner: Cede & Co.

The City of Blaine, Minnesota, a duly organized and existing municipal corporation in Anoka and Ramsey Counties, Minnesota (the "City"), acknowledges itself to be indebted and for value received hereby promises to pay to the Registered Owner specified above or registered assigns, the principal sum set forth above on the Maturity Date specified above, unless called for earlier redemption, with interest thereon from the date hereof at the annual Interest Rate specified above (calculated on the basis of a 360-day year of twelve 30 day months), payable February 1 and August 1 in each year, commencing _____ 1, 202__, to the person in whose name this Bond is registered at the close of business on the 15th day (whether or not a business day) of the immediately preceding month. The interest hereon and, upon presentation and surrender hereof, the principal hereof are payable in lawful money of the United States of America by check or draft by U.S. Bank Trust Company, National Association, St. Paul, Minnesota, as Registrar, Paying Agent, Transfer Agent and Authenticating Agent, or its designated successor under the Resolution described herein. For the prompt and full payment of such principal and interest as the same respectively become due, the full faith and credit and taxing powers of the City have been and are hereby irrevocably pledged.

The City may elect on February 1, 20__, and on any date thereafter to prepay Bonds due on or after February 1, 20__. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all Bonds of a maturity are called for redemption, the City will notify The Depository Trust Company ("DTC") of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each

participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

This Bond is one of an issue in the aggregate principal amount of $_____ all of like original issue date and tenor, except as to number, denomination, maturity date, redemption privilege, and interest rate, all issued pursuant to a resolution adopted by the City Council on April 6, 2026 (the "Resolution"), for the purpose of providing money to finance the construction of an approximately 600-stall parking facility (the "West Parking Ramp") in west district of the 105th Avenue redevelopment area in the City and certain public improvements, pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Chapters 469 and 475, as amended and the principal hereof and interest hereon are payable from property tax abatements [and from ad valorem taxes levied on all taxable property in the City], all as set forth in the Resolution to which reference is made for a full statement of rights and powers thereby conferred. The full faith and credit of the City are irrevocably pledged for payment of this Bond and the City Council has obligated itself to levy additional ad valorem taxes on all taxable property, in the City in the event of any deficiency in property tax abatements and ad valorem taxes pledged, which taxes may be levied without limitation as to rate or amount. The Bonds of this series are issued only as fully registered Bonds in denominations of $5,000 or any integral multiple thereof of single maturities.

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the City at the principal office of the Registrar, by the registered owner hereof in person or by the owner's attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer satisfactory to the Registrar, duly executed by the registered owner or the owner's attorney; and may also be surrendered in exchange for Bonds of other authorized denominations. Upon such transfer or exchange the City will cause a new Bond or Bonds to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange.

The City and the Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the City nor the Registrar will be affected by any notice to the contrary.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED AND AGREED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota to be done, to exist, to happen and to be performed preliminary to and in the issuance of this Bond in order to make it a valid and binding general obligation of the City in accordance with its terms, have been done, do exist, have happened and have been performed in regular and due form, time and manner, that prior to the issuance of this bond the City Council of the City has provided funds for the payment of principal and interest on the bonds of this issue as the same become due, but the full faith and credit of the City is pledged for their payment and additional taxes will be levied, if required for such purpose, without limitation as to the rate of amount; and that this bond, together

with all other indebtedness of the City outstanding on the date of its issuance, does not exceed any constitutional, statutory or charter limitation of indebtedness.

This Bond is not valid or obligatory for any purpose or entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon has been executed by the Registrar by manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the City of Blaine, Anoka and Ramsey Counties, Minnesota, by its City Council, has caused this Bond to be executed on its behalf by the facsimile or manual signatures of the Mayor and City Manager and has caused this Bond to be dated as of the date set forth below.

Dated: _____, 2026

CITY OF BLAINE, MINNESOTA

_____(Facsimile)_____ _____(Facsimile)_____
City Manager Mayor

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds delivered pursuant to the Resolution mentioned within.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION

By _____
Its Authorized Representative

_____

The following abbreviations, when used in the inscription on the face of this Bond, will be construed as though they were written out in full according to applicable laws or regulations:

TEN COM -- as tenants in common	UNIF GIFT MIN ACT _____ Custodian _____ (Cust) (Minor)
TEN ENT -- as tenants by entireties	under Uniform Gifts or Transfers to Minors

JT TEN --	as joint tenants with right of survivorship and not as tenants in common	Act . . . . . (State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint _____ attorney to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: _____ _____

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

_____

NOTICE: Signature(s) must be guaranteed by a financial institution that is a member of the Securities Transfer Agent Medallion Program ("STAMP"), the Stock Exchange Medallion Program ("SEMP"), the New York Stock Exchange, Inc. Medallion Signatures Program ("MSP") or other such "signature guarantee program" as may be determined by the Registrar in addition to, or in substitution for, STAMP, SEMP or MSP, all in accordance with the Securities Exchange Act of 1934, as amended.

The Registrar will not effect transfer of this Bond unless the information concerning the assignee requested below is provided.

Name and Address: _____

_____

_____

(Include information for all joint owners if this Bond is held by joint account.)

Please insert social security or other identifying number of assignee

_____

PROVISIONS AS TO REGISTRATION

The ownership of the principal of and interest on the within Bond has been registered on the books of the Registrar in the name of the person last noted below.

Date of Registration	Registered Owner	Signature of Registrar
	Cede & Co.	
_____, 2026	Federal ID #13-2555119	_____

STATE OF MINNESOTA

COUNTY OF ANOKA

COUNTY AUDITOR'S CERTIFICATE AS TO TAX LEVY AND REGISTRATION

I, the undersigned County Auditor of Anoka County, Minnesota, hereby certify that a certified copy of a resolution adopted by the City Council of the City of Blaine, Minnesota, on April 6, 2026, and the accompanying Certificate of Pricing Committee levying taxes for the payment of its $_____ Taxable General Obligation Abatement Bonds, Series 2026D (West Parking Project), dated as of date of delivery, has been filed in my office and said obligations have been registered on the register of obligations in my office and that such tax has been levied as required by law.

WITNESS My hand and official seal this _____ day of _____, 2026.

_____
County Auditor
Anoka County, Minnesota

_____
Deputy

STATE OF MINNESOTA

COUNTY OF RAMSEY

COUNTY AUDITOR'S CERTIFICATE AS TO TAX LEVY AND REGISTRATION

I, the undersigned County Auditor of Ramsey County, Minnesota, hereby certify that a certified copy of a resolution adopted by the City Council of the City of Blaine, Minnesota, on April 6, 2026, and the accompanying Certificate of Pricing Committee levying taxes for the payment of its $_____ Taxable General Obligation Abatement Bonds, Series 2026D (West Parking Project), dated as of date of delivery, has been filed in my office and said obligations have been registered on the register of obligations in my office and that such tax has been levied as required by law.

WITNESS My hand and official seal this _____ day of _____, 2026.

_____
County Auditor
Ramsey County, Minnesota

_____
Deputy

MASTER DEVELOPMENT AGREEMENT

by and among

City of Blaine, Minnesota,

Economic Development Authority of the City of Blaine, Minnesota,

and

Blaine Town Center West LLC, a Minnesota limited liability company

November 12, 2024

This document was drafted by:

Eric D. Larson
Eckberg Lammers, P.C.
1809 Northwestern Avenue S
Stillwater, Minnesota 55082

City of Blaine
Staff Report

File Number: RES 26-67

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Motion

Administration - Erik Thorvig, City Manager

Agenda Item # 10.4

Resolution Authorizing the Execution of Parking Abatement Assistance Agreeements and Related Documents in Connection with the 105th Redevelopment District

Executive Summary

Background

n early 2021, the City Council identified the 105th Avenue/Radisson Road Industrial area as a priority location for the "Growth Management" portion of the City's strategic plan. Based on council direction, the City embarked on a visioning and design process for the area to assist in marketing and development efforts of the existing site, which consists of older industrial dwellings that are either antiquated due to their age or have excessive outdoor storage, making them inconsistent with the vision for the area. General discussions by the City Council identify this as a potential “city core” where the City should encourage walkable, entertainment-type uses that take advantage of the National Sports Center (NSC) and be an amenity to Blaine residents and visitors.

In the fall of 2021, a Request For Proposals (RFP) was advertised seeking proposals from architects to assist the City in preparation of a master plan for the 105th Avenue Redevelopment Area. The RFP was awarded to Sperides Reiners Architects Inc., who led the City Council through several meetings in the winter of 2022 to discuss options within the site and develop a concept consistent with council goals. The master plan was received in the summer of 2022 outlining potential uses including hotels, restaurants, residential, and retail.

In order to advance redevelopment of the site, an RFP was advertised in fall 2022 seeking a qualified developer to revitalize the 105th Avenue Redevelopment Area. In the winter of 2022, the City Council selected Elevage Development Group, LLC, as the master developer for the site and charged them with undertaking the construction of a mixed-use development consistent with the concepts outlined in the master plan.

Discussion began in the spring of 2023 to identify a process in which the developer could acquire rights to a portion of property that was controlled by the Minnesota Amateur Sports Commission (MASC)/NSC. Based on legislation with which the property was originally acquired, MASC was allowed to lease up to 16 acres for private development. A ground-lease, giving the developer rights to the MASC property, was entered into. Once the ground lease was agreed to, significant work to create a master plan based on the land availability was completed. Additionally, in 2023, the city/EDA continued to acquire property for the district.

Throughout 2024, the city and developer worked diligently to identify funding sources for infrastructure, demolition, and property acquisition. On September 16, 2024, the City Council authorized the issuance of tax increment bonds in the amount not to exceed $28,000,000 to facilitate infrastructure, demolition, property acquisition and other TIF-eligible expenditures. Also on this date, the City Council authorized the issuance of tax abatement bonds in the amount not to exceed $9,000,000 to facilitate infrastructure improvements within the district.

Throughout 2025, significant progress was made on the project. All buildings within the district were demolished. Acquisition of all property for the redevelopment was completed earlier in the year. Lastly, significant earth work, grading and utility/road infrastructure was completed. Infrastructure work will continue in 2026. Also, in 2025, progress was made to identify users within the district, which resulted in amendments to the master plan. The most notable user was Scheels, which was announced last summer and received various approvals by the City Council. Scheels is anticipated to begin construction this spring, along with the east parking ramp and event stadium.

Since last fall, the city and developer have been working on various components of the project to allow for vertical construction of buildings and roundabout construction to occur this year. The attached resolution approves various agreements related to the event stadium, Scheels, parking facilities and master development agreement. Those agreements are:

1.) East Parking Abatement Agreement
2.) West Parking Abatement Agreement
3.) Stadium Abatement Agreement
4.) Retail Abatement Agreement
5.) Amendment to the Master Development Agreement

<u>East Parking Abatement Agreements</u>
The east parking abatement agreement generally outlines, in general, the following:

1.) Definitions
2.) Undertakings by the Developer and City

a. The developer will construct an approximately 800-stall parking ramp as presented in construction documents. Completion of the project will occur by 12/26.
b. The City will disburse bond proceeds per various draw requests as the facility is constructed. Developer will need to demonstrate eligible costs through invoices prior to funds being disbursed.
c. Prior to construction, the developer shall obtain all necessary governmental approvals.
d. The ramp will be maintained and operated through an entity associated with the developer and paid via gross revenue generated from use of the ramp.

e. The city will be the owner of the ramp through a ground lease.
f. Net parking revenue from the ramp will be committed to debt service obligations within the district.

3.) Events and Remedies for Default

West Parking Abatement Agreements

1.) Definitions
2.) Undertakings by the Developer and City

a. The developer will construct an approximately 600-stall parking facility as presented in construction documents. Completion of the project will occur by 12/26.
b. The City will disburse bond proceeds per various draw requests as the facility is constructed. Developer will need to demonstrate eligible costs through invoices prior to funds being disbursed.
c. Prior to construction, the developer shall obtain all necessary governmental approvals.
d. The ramp will be maintained and operated through an entity associated with the developer and paid via gross revenue generated from use of the ramp.
e. The city will be the owner of the ramp through a ground lease.
f. Net parking revenue from the ramp will be committed to debt service obligations within the district.

3.) Events and Remedies for Default

Stadium Abatement Agreement

The stadium abatement agreement generally outlines, in general, the following:

1.) Definitions
2.) Undertakings by the Developer and City

a. The developer will construct an event stadium as presented in construction documents. Completion of the project will occur by 6/30/2028 (anticipated completion is 4/1/28).
b. The City will disburse bond proceeds per various draw requests as the facility is constructed. Developer will need to demonstrate eligible costs through invoices prior to funds being disbursed.
c. Prior to construction, the developer shall obtain all necessary governmental approvals.
d. A revenue account, held by the city, will be created to hold all repayment sources for the debt, which includes stadium revenue, ground lease payment and parking revenue.

3.) Events and Remedies for Default

Retail Abatement Agreement

The retail abatement agreement generally outlines, in general, the following:

1.) Definitions
2.) Undertakings by the Developer and City

a. The developer will construct a Scheels retail store as presented in construction documents. Completion of the project will occur by 5/1/2028.

b. The City will disburse bond proceeds per various draw requests as the facility is constructed. Developer will need to demonstrate eligible costs through invoices prior to funds being disbursed.
c. Prior to construction, the developer shall obtain all necessary governmental approvals.
d. The retail user shall deposit $10,000,000 as escrow prior to commencement of construction (already completed).
e. The retail user shall maintain an escrow balance through replenishment of the escrow throughout the duration of the project (amount is still being negotiated), which acts as a guarantee of project completion.
f. Minimum tax assessment requirements related to value and property taxes as the property is within a tax increment financing district.

3.) Events and Remedies for Default

Master Development Agreement
The original master development agreement was executed on November 12, 2024 (see attached). Given the changes to the project, the agreement needs to be updated to reflect work that has already been completed, new dates, financing components, and uses within the district.

All documents are currently still being finalized between the city and developer legal teams. Drafts of the documents are not attached because they are not in final form. If any documents are finalized prior to the April 6 meeting, they will be included in the packet. If any council member desires to see any of the referenced documents, they can be made available. Typically, approvals for documents of this type are approved through a resolution. However, the resolution authorizes the city attorney to make changes to the document without council approval provided any changes do not change the material terms agreed to by the city council.

Strategic Plan Relationship

The 105th Redevelopment District has been identified in the city's Strategic Plan

Board/Commission Review

Not applicable.

Financial Impact

Public Outreach/Input

None required.

Staff Recommendation

By motion, approve the attached Resolution.

Attachment List

1. Blaine 105th Redevelopment CITY RES APPROVING AGREEMENTS

City of Blaine

Signature Copy

Resolution: RES 26-67

Resolution Authorizing the Execution of Parking Abatement Assistance Agreeements and Related Documents in Connection with the 105th Redevelopment District

RESOLUTION NO. ____

RESOLUTION AUTHORIZING THE EXECUTION OF PARKING ABATEMENT ASSISTANCE AGREEMENTS AND RELATED DOCUMENTS IN CONNECTION WITH THE 105TH DEVELOPMENT PROJECT

BE IT RESOLVED By the City Council of the City of Blaine, Minnesota (the "City") as follows:

Section 1. Recitals.

(a) The City proposes to (i) assist in financing the acquisition, construction and betterment of an approximately 800-stall parking facility (the "East Parking Development") in the City; (ii) assist in financing a portion of the cost of the acquisition of a retail building consisting of approximately 123,450 square feet and total gross square footage of floor area, including mezzanines, of not less than 220,000 square feet and not more than 270,000 square feet for use as a Scheels All Sports Large Format Sporting Goods Store (the "Retail Project") in the City; (iii) assist in financing the acquisition, construction and betterment of an approximately 600-stall parking facility (the "West Parking Development") in the City; (iv) assist in financing the acquisition, construction and betterment of an approximately 3,300 seat stadium event center with an approximately 12,000 square foot food hall (the "Stadium Development," and together with the Retail Project, the East Parking Development and the West Parking Development, the "Development") in the City; and (v) finance certain public improvements including without limitation acquisition of real property and construction and betterment of certain public infrastructure, which includes but is not limited to public rights-of-way/streets, public utilities, and public open space areas in connection with the Development and the further development envisioned as part of the City's 105th Redevelopment Master Plan (the "Infrastructure" and, together with the Development, the "Project");

(b) The City has previously approved property tax abatements for the various components of the Project pursuant to Minnesota Statutes, Sections 469.1812 to 469.1815, as amended (the "Abatement Law");

(c) The City has previously approved (i) RES 25-____ on August 11, 2025, whereby it authorized the sale of Taxable General Obligation Temporary Abatement Bonds, (Retail/Parking) (respectively, the "Retail Abatement Bonds" and the "East Parking Bonds") Subject to Certain Parameters; Fixing their Form and Specifications; Directing their Execution and Delivery and Providing for their Payment, in connection with financing the Retail Project and the East Parking Development (the "East Parking/Retail Parameters Resolution"), (ii) RES 26-____ on the date hereof, whereby it authorized the sale of Taxable General Obligation Abatement Bonds, (West Parking Project) (the "West Parking Abatement Bonds") Subject to Certain Parameters; Fixing their Form and Specifications; Directing their Execution and Delivery and Providing for their Payment, in connection with financing the West Parking Development (the "West Parking Parameters Resolution"), and (iii) RES 24-183 on September 16, 2024, whereby it authorized the sale of Taxable General Obligation Temporary Tax Abatement Bonds, Series 2024E, Subject to Certain Parameters; Fixing their Form and Specifications; Directing their Execution and Delivery

and Providing for their Payment, as amended and supplemented by RES 25-____ on August 11, 2025, Supplementing and Restating Resolution Authorizing the Sale of Taxable General Obligation Temporary Abatement Bonds (Stadium) (the "Stadium Abatement Bonds") Subject to Certain Parameters; Fixing Their Form and Specifications; Directing Their Execution and Delivery; and Providing for Their Payment in connection with financing the Stadium Development (the "Stadium Parameters Resolution");

(d) There has been prepared and presented to the City Council for its consideration an East Parking Abatement Assistance Agreement (the "East Parking Abatement Agreement"), between the City and Blaine Town Center East LLC, a Minnesota limited liability company (or an affiliate thereof, "BTCE") stating BTCE's responsibilities and the terms and conditions of the City's assistance with financing certain eligible costs of the East Parking Development, a related East Parking Disbursing Agreement (the "East Parking Disbursing Agreement"), between the City and BTCE in connection with the disbursement of proceeds of the City's East Parking Bonds for eligible costs of the East Parking Development, and a related Management Agreement (the "East Parking Management Agreement"), between the City and BTCE in connection with the ongoing operation of the East Parking Development, and a related Ground Lease (the "East Parking Ground Lease"), between the City and BTCE in connection with the ground lease of the property where the East Parking Development will be located;

(e) There has been prepared and presented to the City Council for its consideration a Retail Abatement Assistance Agreement (the "Retail Abatement Agreement"), between the City Scheels All Sports, Inc. ("Scheels") and BTCE stating BTCE's and Scheels' responsibilities and the terms and conditions of the City's assistance with financing certain eligible costs of the Retail Project, and a related Construction Escrow Agreement (the "Retail Escrow Agreement"), between the City, BTCE and Scheels in connection with the disbursement of proceeds of the City's Retail Bonds for eligible acquisition costs of the Retail Project, and a related Minimum Assessment Agreement replacing a portion of the existing minimum assessment agreement recorded against the applicable property as provided therein (the "Retail MAA"), between the City and BTCE with an acknowledgement from Scheels;

(f) There has been prepared and presented to the City Council for its consideration a West Parking Abatement Assistance Agreement (the "West Parking Abatement Agreement"), between the City and Blaine Town Center West LLC, a Minnesota limited liability company (or an affiliate thereof, "BTCW") stating BTCW's responsibilities and the terms and conditions of the City's assistance with financing certain eligible costs of the West Parking Development, a related West Parking Disbursing Agreement (the "West Parking Disbursing Agreement"), between the City and BTCW in connection with the disbursement of proceeds of the City's West Parking Bonds for eligible costs of the West Parking Development, and a related Management Agreement (the "West Parking Management Agreement"), between the City and BTCW in connection with the ongoing operation of the West Parking Development, and a related Ground Lease (the "West Parking Ground Lease"), between the City and BTCW in connection with the ground lease of the property where the West Parking Development will be located;

(g) There has been prepared and presented to the City Council for its consideration a Stadium Abatement Loan Agreement (the "Stadium Abatement Agreement"), between the City and Stadium Authority LLC, a Minnesota limited liability company (or an affiliate thereof, the

"Stadium Developer") stating the Stadium Developer's responsibilities and the terms and conditions of the City's assistance with financing certain eligible costs of the Stadium Development and a related Stadium Disbursing Agreement (the "Stadium Disbursing Agreement"), between the City and the Stadium Developer in connection with the disbursement of proceeds of the City's Stadium Bonds for eligible costs of the Stadium Development; and

(h) The Project has necessitated certain amendments to existing City documents and therefore, there has been prepared and presented to the City Council for its consideration an amendment to that certain Master Development Agreement dated November 12, 2024, between the City and the BTCW (the "MDA Amendment"), an amendment and restatement of that certain West Infrastructure Abatement Assistance Agreement dated as of November 12, 2024, among the City, the EDA, and BTCW (the "West Infrastructure Abatement Amendment"), and an amendment and restatement of that certain TIF Assistance Agreement dated as of November 12, 2024, among the City, the EDA, and BTCE (the "East Infrastructure TIF Amendment").

Section 2. Approval of Development Documents and Conditions for the Issuance and Disbursement of Bonds.

(a) The City Council hereby approves the East Parking Abatement Agreement, the West Parking Abatement Agreement, the Stadium Abatement Agreement, the Scheels Abatement Agreement and all of the other documents listed in Section 1 hereof in substantially the forms presented to the City Council, together with any related documents necessary in connection therewith, including but not limited to any documents, exhibits, certifications or consents referenced in or attached thereto (collectively, the "Development Documents"), and hereby authorizes the Mayor and City Manager to negotiate the final terms thereof, in consultation with the City Attorney, and, in their discretion and at such time, if any, as they may deem appropriate, to execute the same on behalf of the City, and to carry out, on behalf of the City, the City's obligations thereunder.

(b) The East Parking/Retail Parameters Resolution, the West Parking Parameters Resolution, the Stadium Parameters Resolution, (collectively, the "Parameters Resolutions"), set forth certain conditions upon which the abatement bonds described in each such resolution may be issued and the proceeds thereof disbursed. Notwithstanding such provisions of the Parameters Resolutions, the Mayor, the City Manager and the City Finance Director, in consultation with the City Attorney, are hereby authorized to determine whether such conditions have been satisfied, and, in connection with the negotiation of the Development Documents such conditions may be modified or waived all as set forth in the final executed copies of the Development Documents.

(c) The approval hereby given to the Development Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the City and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the City. The execution of any instrument by the appropriate officers of the City herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. This Resolution shall not constitute an offer and the Development Documents shall not be effective until the date of execution thereof as provided herein.

(d) In the event of absence or disability of the officers, any of the documents authorized by this Resolution to be executed may be executed without further act or authorization of the City Council by any duly designated acting official, or by such other officer or officers of the City Council as, in the opinion of the City Attorney, may act in their behalf. Upon execution and delivery of the Development Documents, the officers and employees of the City are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the City to implement the Development Documents.

Approved this 6th day of April, 2026 by the City Council of the City of Blaine, Minnesota.

CITY OF BLAINE, MINNESOTA

_____
Mayor

ATTEST:

_____
City Clerk

42426280v1

City of Blaine
Staff Report

File Number: ORD 26-2605

Agenda Date	Status
April 6, 2026	
In Control	**File Type**
City Council	Ordinance

Administration - Cathy Sorensen, City Clerk

Agenda Item # 10.5

First Reading
Ordinance Amending Chapter 50 - Offenses; Chapter 54 - Parks and Recreation; and Chapter 82 - Traffic and Vehicles

Executive Summary

The council is asked to hold first reading of ordinance amendments pertaining to parks, open spaces, and trails.

Background

At the March 9, 2026, workshop, staff reviewed proposed amendments to several sections of city code to match statute regarding e-bikes, e-scooters, and other mobility devices as well as clarify conduct in public spaces, including parks. The proposed amendments are a result of council direction at the workshop and is being presented at this time for first reading. Second reading is scheduled for April 20, and if adopted would become effective 30 days after publication.

Strategic Plan Relationship

N/A

Board/Commission Review

The Park Board reviewed the proposed amendments at their March 24 meeting.

Financial Impact

If adopted, minimimal costs for additional signage would be incurred.

Public Outreach/Input

If adopted, appropriate signage will be installed and staff will work with communications and community outreach to share the code updates with the public.

Staff Recommendation

Hold first reading of the proposed ordinance amendments and schedule second reading for April 20, 2026.

Attachment List

None

City of Blaine

Signature Copy
Ordinance: ORD 26-2605

First Reading
Ordinance Amending Chapter 50 - Offenses; Chapter 54 - Parks and Recreation; and Chapter 82 - Traffic and Vehicles

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown with overstrike.)

Chapter 50 – Offenses
Article I. – In General
Sec. 50-4. General Conduct Definitions.
For purposes of this section:

a. *Nudity* means:
    1. The showing of the male or female genitals, pubic area, or anus with less than a fully opaque covering;
    2. The showing of the female breast below a point immediately above the top of the areola with less than a fully opaque covering.

b.*Opaque* means the material must entirely obscure the body part from visibility.
c. *Public place* means any place, whether indoors or outdoors, that is owned, operated, or controlled by the City and open or accessible to the general public, including but not limited to parks, beaches, sidewalks, streets, rights-of-way, public buildings, and other city facilities.

Sec. 50-5. Prohibited Conduct.
It is unlawful for any person in a public place to:

a. Use threatening, abusive, obscene or indecent language; or to act in an indecent, lascivious or improper manner; commit any nuisance; or do any act that constitutes a breach of the public peace;
b. Engage in fighting or brawling;
c. Misuse public property in one or more of the following ways: in a manner that it was not designed or intended for; in a manner that would likely cause damage or injury to the person using the property, the property itself or others on or near the property; or in a manner that is disruptive or offensive to other park users or persons;
d. Prevent or hinder usage of appropriate use playground equipment or public equipment designed for use by children and their chaperones;
e. Disturb, harass or interfere with any public property or park visitor or park visitor's property.
f. Appear in a state of nudity in any public place as defined above; or
g. Cause or permit another person to appear in a state of nudity in any public place.

Secs. 50.~~-~~ ~~4~~ 6 – 50.24. – Reserved.

Chapter 54 – Parks and Recreation
Article IV. - City Swimming Beaches
Sec. 54-81. Use regulations.
(a) No person shall violate any park rule or regulation.
(b) No person shall engage in any indecent, profane or vulgar language or loud noise that would be offensive to any reasonable person or engage in any disorderly conduct or behavior tending to breach the public peace.
(c) No person shall throw, cast, deposit, damage, lay, place carry or scatter in the water or upon any swimming beach any lit or unlit cigars or cigarettes; or any glass, bottles, nails, tacks, wire, crockery, cans or other sharp or cutting substance; or any refuse matter or article or thing of any kind. If any glass is broken, the person responsible for the breakage shall immediately pick up the pieces and place them in a trash container.
(d) No person shall engage in any conduct ~~behavior~~ in any public park or upon any swimming beach or in water in such a manner as to jeopardize the safety and health of themselves or others.
(e) Children under 12 years of age must be accompanied and supervised by a competent person 16 years of age or older.
(f) All children requiring diapers shall not be allowed to swim in diapers except for those exclusively made for swimming. All children who require diapers and do not have the proper swim diapers are required to wear rubber water-proof pants that will contain all human waste.
~~(g) No person shall enter or remain in the water other than in designated swimming areas, nor enter or remain in the water when an area is posted "no swimming" or "beach closed," nor enter or remain in the water during times when swimming is not permitted. No person shall swim outside of markers in a designated swimming area. For purposes of this prohibition, swimming shall include wading.~~
~~(h)~~ (g) No person shall enter the water while having, or apparently having, an infectious or contagious disease.
~~(i)~~ (h) ~~No person shall swim in the water fronting any swimming beach outside established hours or outside the designated swimming area at any city beach.~~
~~(j)~~ (i) ~~No person shall bring into or use at the swimming beach or designated swimming area, any inner tube, life raft, or other inflatable or buoyant object intended to support a person except U.S. Coast Guard approved life jackets or vests when properly attached.~~
~~(k)~~ (j) ~~No swimmer shall enter the water or onto any swimming beach unless clothed in an appropriate swim wear which is socially acceptable. Revealing swimwear is not allowed.~~
~~(l)~~ (k) ~~No person shall appear in a state of nudity, nor shall any person make any indecent exposure of their person in any park or upon any swimming beach.~~
~~(m)~~(l) No person shall change clothes on the beach or in vehicles parked at the beach or park. Changing is allowed in the designated beach house.
~~(n)~~(m) No person, except children, their parents, custodians or guardians, shall be permitted in any play area on swimming beaches designated for children.
~~(o)~~ (n) No person shall operate any watercraft within an area that has been designated as a swimming area.
~~(p)~~(o) No person shall fish in designated swimming areas.
~~(q)~~(p) No pets or animals allowed on the swimming beach premises, except for the use of ~~Seeing-Eye~~ guide or disability assistance animals.
~~(r)~~(q) No person shall use soap, shampoo, or other cleaning agents in or outside the designated

swimming area.
~~(s)~~ (r) No person shall bring or carry any bicycle upon any swimming beach or in the water in such manner as to jeopardize the safety and health of themselves or others.
~~(t)~~(s) No person shall light or make use of any fire on any city swimming beach.
~~(u)~~ (t) No person shall use the swimming beach area for purposes of ~~picnicking~~ grilling.
~~(v) No person shall use tents or any enclosed structure on any city swimming beach.~~

Chapter 82 Traffic and Vehicles
Article IV. – Snowmobiles, electric-assisted bicycles, motorized foot scooters, and other recreational vehicles.
Sec. 82-100. Motorboats and certain vehicles prohibited on lakes and waterways.
(a) In the interests of public health, safety and the general welfare, the following regulations are imposed upon all motorboats, snowmobiles, recreational motor vehicles and motor vehicles operated, placed or maintained in or upon any lake or waterway within the city:
(1) No person shall operate any motorboat, or motor vehicle, including snowmobiles, on any lake or bodies of water within the city. For purposes of this subsection, the term "motorboat" does not include a boat which is operated solely by an electric trolling device.
(2) Motorboats, motor vehicles, recreational motor vehicles and snowmobiles utilized by city, county or state officers for law enforcement, rescue or resource management shall be exempt from the provisions of this section.
(3) Between the hours of 10:00 p.m. and 7:00 a.m.
(b) Any person violating this provision shall be guilty of a misdemeanor and shall be subject to the sanctions set forth in the applicable statutes adopted in this chapter by reference.

Sec. 82-101. Regulating the operation of electric-assisted bicycles and motorized foot scooters, incorporating state laws and implementing additional restrictions.
Purpose**.** The city council recognizes the increasing use of electric-assisted bicycles ("e-bikes") and motorized foot scooters ("e-scooters") as efficient and eco-friendly modes of transportation and recognizes Minnesota Statutes Sections 169.011, 169.222, and 169.225 govern the operation of e-bikes and e-scooters, granting operators the rights and duties of bicyclists while imposing specific requirements. In order to promote public safety on city streets, sidewalks, bike lanes, and paths, the city council seeks to enforce allowed speeds of 20 miles per hour, consistent with the state limit, for e-scooters and as a prudent restriction for e-bikes within municipal boundaries and recognizes that careless operation of these devices poses risks to operators, pedestrians, and other roadway users, necessitating explicit prohibition and enforcement.

Sec. 82-102. Incorporation of State Laws
All provisions of Minnesota Statutes Sections 169.011 (definitions), 169.222 (operation of bicycles and electric-assisted bicycles), and 169.225 (motorized foot scooters) are hereby incorporated by reference as if fully set forth herein. Operators of e-bikes and e-scooters within the city shall comply with all applicable state traffic laws, including but not limited to rights and duties equivalent to those of bicyclists, equipment requirements (e.g., lighting, brakes, reflectors), helmet mandates for minors, minimum age restrictions (under 15 for e-bikes; under 12 for e-scooters), prohibitions on passengers (except as allowed under state law), and rules for riding positions (e.g., as near to the right-hand curb as practicable, except when overtaking or avoiding hazards).
The City of Blaine may prohibit or restrict operation on specific sidewalks, bike paths, or trails under their jurisdiction, and such restrictions shall be posted conspicuously.

Sec. 82-103. Definitions

For purposes of this ordinance:

a. *Electric-Assisted Bicycle (E-Bike)*: As defined in Minnesota Statutes § 169.011, Subd. 27, including Class 1 (pedal-assist up to 20 mph), Class 2 (throttle-assist up to 20 mph), Class 3 (pedal-assist up to 28 mph), and multiple-mode e-bikes, provided they meet state classification requirements.

b. *Motorized Foot Scooter (E-Scooter)*: As defined in Minnesota Statutes § 169.011, Subd. 46, a device with handlebars, powered by an electric motor, capable of maximum speed of 15 mph, with no more than two 12-inch or smaller wheels.

c. *Careless/Reckless Operation*: Operating an e-bike or e-scooter in a manner that is heedless, without due caution or circumspection, and endangers the life, person, or property of another, or the operator themselves. Examples include but are not limited to: weaving through traffic unsafely, failing to yield to pedestrians, operating at excessive speed in congested areas, or ignoring traffic signals.

Use of illegal "e-motos" (high-powered devices marketed as e-bikes, exceeding 750W/28 mph limits) are illegal and not permitted on sidewalks, bike lanes, and paths within the city. Licensing and registration are required for e-motos.

Sec. 82-104. Speed Restrictions

a. Speed restrictions applies regardless of e-bike class under state law.

b. Speed shall be measured by the device's speedometer (required on Class 3 e-bikes per state law) or by law enforcement radar or laser/LIDAR. Operators must reduce speed in areas with pedestrians, children, or reduced visibility, and yield to all pedestrians on sidewalks or crosswalks.

c. Violation of this section is a petty misdemeanor.

Sec. 82-105. Prohibition on Careless Operation

a. No person shall operate an e-bike or e-scooter in a careless manner as defined in Sec. 82-103(c). Operators must exercise due care at all times, including yielding the right-of-way, signaling turns, and maintaining control to avoid collisions.

b. In addition to state careless driving provisions under Minnesota Statutes § 169.13, Subd. 21, this ordinance applies specifically to e-bikes and e-scooters. Evidence of careless operation may include operation under the influence of alcohol or controlled substances, distracted operation (e.g., using a mobile device), or failure to maintain a safe following distance. This also includes any negligent action that creates an unreasonable risk, including but not limited to, riding against traffic, darting into intersections, swerving in front of vehicles, or performing stunts.

c. Upon issuance of charging, in addition to any state penalties, the city may impound the device for up to 30 days.

Sec. 82-106. Additional Local Regulations

a. Helmet Requirement: All operators under 18 years of age must wear properly fitted and fastened protective headgear meeting standards under Minnesota Statutes § 169.225, Subd. 4, or equivalent.

b. Prohibited Areas: Operation is prohibited on sidewalks in business districts unless posted otherwise. E-scooters are restricted from sidewalks except for direct access to adjacent property.

c. Shared Devices: Operators of shared e-bike or e-scooter services must park devices in designated zones to avoid impeding pedestrian traffic.

d. The city manager or designee may designate additional bike lanes or paths for exclusive e-bike/e-scooter use and post speed advisories.

Sec. 82-107. Enforcement

The Blaine Police Department is authorized to enforce this ordinance. Officers may issue warnings, citations, or seize non-compliant devices. If required for operation, operators must produce proof of compliance (e.g., device labeling per Minnesota Statutes § 169.222, Subd. 6b) upon request.

Sec. 82-108. Penalties

1. Violations of Sections 82-104 and 82-106 are petty misdemeanors, punishable by a fine of up to $300. Repeat offenses within 12 months may result in device registration revocation or a mandatory safety course.
2. Violations of Sections 82-105 are misdemeanors, punishable by 90 days in jail and/or a $1,000 fine. Repeat offenses within 12 months may result in device registration revocation or a mandatory safety course.

c. Devices operated in violation may be impounded at the owner's expense until compliance is demonstrated.

d. Civil penalties may apply for shared service operators failing to maintain devices in accordance with this ordinance.

INTRODUCED and read in full this 6th day of April, 2026.

PASSED by the City Council of the City of Blaine this ____ day of _____. 2026.