



## NOTICE OF AGENDA

### PLANNING COMMISSION MEETING

[City of Forest Lake - Link to Meeting Livestream](#)

Forest Lake City Center – Council Chambers  
Forest Lake, Minnesota

**April 8, 2026 – 6:00 PM**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve the Agenda (Action)
5. Open Forum - Citizen Petitions, Requests and Concerns: Please sign in at the front table. *The Open Forum is available for residents to express personal opinions for any item of business. Please limit your comments to three (3) minutes.*
6. Consent Agenda Considerations (Action Items)\*
  - a. Approve Minutes from Regular Meeting of March 25, 2026  
*\*Planning Commission may remove any item from the consent agenda for specific consideration.*
7. Regular Agenda (Action Items)
  - a. Variance and Preliminary Plat – Forest View Estates – 03.032.21.43.0001
    - i. Public Hearing
    - ii. Final Action for Variance – Resolution No. 04-08-26-01
    - iii. Recommendation to City Council for Preliminary Plat
  - b. Variance – William and Jeannette Wittrock – 20703 Keewahtin Ave N
    - i. Public Hearing
    - ii. Final Action for Variance – Resolution No. 04-08-26-02
  - c. Variances – James Larson & Janice Bostrom – 4844 210<sup>th</sup> St N
    - i. Public Hearing
    - ii. Final Action for Variance – Resolution No. 04-08-26-03
    - iii. Final Action for Variance – Resolution No. 04-08-26-04
8. Updates
9. Adjourn

\*A quorum of the City Council is possible at all Board and Commission Meetings



# Planning Commission

## Regular Meeting

~ Minutes ~

1408 Lake Street South  
Forest Lake, MN 55025  
[www.ci.forest-lake.mn.us](http://www.ci.forest-lake.mn.us)

Wednesday, March 25, 2026

6:00 PM

City Center - Council Chamber

[City of Forest Lake - Livestream and Recorded Meetings](#)

### 1. Call to Order

The Meeting was called to order at 6:00 p.m.

### 2. Roll Call

Attendee Name	Title	Status	Arrived
Paul Girard	Commission Chair	Present	
Susan Young	Planning Commissioner	Present	
Andy Aplikowski	Planning Commissioner	Present	
Don Stehler	Planning Commissioner	Present	
Corey Goodwin	Planning Commissioner	Present	
Jesse Wagner	Planning Commissioner	Present	
Tim Stender	Vice Chair	Absent	

### 3. Pledge of Allegiance

### 4. Approve the Agenda

No comments on the Agenda.

**Motion:** Commissioner Aplikowski made a Motion to Approve the Agenda as presented.  
Motion seconded by Commissioner Stehler. Motion carried 6-0.

### 5. Open Forum – Citizen Petitions, Requests, and Concerns

*The Open Forum is available for residents to express personal opinions for any item of business.  
Please limit your comments to three (3) minutes.*

None.

### 6. Consent Agenda Considerations (Action Items)\*

#### a. Approve Planning Commission Meeting Minutes from March 11, 2026

No comments on the Consent Agenda.

**Motion:** Commissioner Stehler made a Motion to Approve Consent Agenda Item 6.a.  
Motion seconded by Commissioner Wagner. Motion carried 6-0.



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## 7. Regular Agenda (Action Items)

### a. Timm’s Marina, 9080 Jewel Lane

#### i. Public Hearing

##### 1. Variance (decision)

##### 2. Conditional Use Permit (decision)

City Planner Birchland reviewed the amendment to a conditional use permit to add two docks at 9080 Jewel Lane and the request to allow for additional parking. He summarized the project context and noted that Timm’s Marina was an existing legally non-conforming use. He reviewed the existing and proposed site layout. He explained the staff analysis for the conditional use permit and the variance. He noted that the staff found the request did not meet the practical difficulty standard for the required parking and stormwater management. He commented that the staff recommended a motion to deny the request for a conditional use permit for the two additional docks, but identified an alternative option of approving one dock with 36 slips and a reduced variance for 83 parking spaces, subject to conditions.

Commissioner Young asked what the previous conditional use permits were for. City Planner Birchland answered that previous conditional use permits allowed for increased camping spots, parking on the east side of the property, an indoor swimming pool, two decks for houses on the property, and a sewer extension.

Commissioner Aplikowski asked where the 87 parking spaces came from. City Planner Birchland answered that they would have 36 slips and an additional 87 parking spaces.

Commissioner Wagner asked if the parking spaces would be crushed gravel or paved. City Planner Birchland answered that they would be grass parking spaces and crushed gravel parking spaces.

Commissioner Young asked how the applicant would enforce the no-wake zone and no parking on public streets. City Planner Birchland answered that there were current signs on the public streets. The signs could be improved.

Joe Maslow, 9080 Jewel Lane, discussed the benefits of the additional lake slips. He reviewed the financial contributions to the Lake Association. He noted that they were only allowing pontoons on the new docks to minimize the impact on the lake and the new neighbors. He commented that there was a law to have no wake 150 feet near the shoreline. He said if a seasonal customer did not honor the no-wake law, they could address it with the customer. He stated that they had numerous on-site parking spaces and the staff was on-site daily and could assist with the parking instructions.



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Commissioner Wagner asked if they allowed jet skis. Mr. Maslow answered that they did not give an opportunity for the general public to rent a jet ski or a wake-boat, but the RV users were able to have a few jet skis.

Commissioner Young discussed concerns with the lake since it was shallow. She expressed concerns with muddy parking and additional damage or siltation into the lake because of the high water table. She asked why they did not try to mitigate the potential issues with the number and stability of the parking. Mr. Maslow answered that the parking previously was used for fishing tournaments and rentals. He expected that most of the parking would be to the west of the ramp, since that is where the docks are located. He stated that they would seed the property where the RV spaces are being converted. He said the lake area has a natural lip, so they did not notice water running into the lake during heavy rain events. He commented that the watershed would request stormwater ponds if they changed the parking spot materials, but there was not enough depth for the stormwater ponds.

Commissioner Young asked if the short-term offerings were fewer or more than the current offerings. Mr. Maslow answered that they paused the short-term rentals in 2005. They also paused the fishing tournaments.

Commissioner Young stated that if they had rentals, it was often two cars per use. She asked if there would be more than one car per slip boat on busy weekends. Mr. Maslow answered that all sixteen of the rental boats would be used on a busy day, but only 20 percent of the slip boats are out at any given time, even during the 4th of July. He commented that when they completed their survey on the 4th of July.

Public Hearing was opened at 6:32 p.m.

Kenneth Wood, 2009 W. Broadway Avenue, noted that he was the president of the lake association. He reviewed the results of the survey and said that most respondents expressed concerns about the expansion. He said they supported the proposed alternative recommendation, which meaningfully addressed the concerns of the lake association members. He discussed that boats that would remain in the water for the full season would not significantly contribute to the aquatic invasive species. He voiced appreciation for Timm’s Marina’s contribution to share responsibility for the lake health and the aquatic invasive species. He said that the Forest Lake Lake Association was exploring options for a boat density study to help inform future planning and decision-making.

Barbara Mahr, 1514 4th Avenue Northeast, said the other marinas on other lakes were different because they likely did not have similar parking materials and were not located in a single-family zone. She said that there were permeable options for parking to help stop the erosion. She said that the conditional use was granted 52 years ago and would no longer be allowed at this point.



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Doug McNurlin, 21551 Inwood Avenue North, stated that he could appreciate that Timm's Marina wanted to expand the business. He thought that the proposal to halve the number was interesting, but he still had concerns that the lake would get more overcrowded since there were no no-wake zones between the channels. He said that there were several businesses that had extended dock slips, so he asked what would prevent other businesses from asking for more slips that would increase the density.

Bjorn Larsen, Resident on 3rd Lake, stated that they had a lot of congestion on the lake, which increased sediment and more algae in the water. He stated that the increased congestion created more work for the lakeshore owners. He said that Timm's Marina would represent twelve percent of the boat traffic on the lake but would not have increased property taxes. He stated that the lake was overcongested. He said that the burden to take care of the lake was placed on the property owners. He discussed the importance of healthy reed beds near the shore and healthy plantings on the shoreline to help filter the water coming from the run-off. He asked about the purpose of limiting the boats to pontoons with four-stroke engines, but he would recommend putting a limit on the horsepower to be 50 or less. He stated that the Lake Association did not send out another survey with the newly proposed conditions, so he asked how the Lake Association president could voice support for the alternative option.

Ben Stevens, 9670 210th Street Court North, discussed the increased safety concerns on the lake and the number of near-miss accidents because of the boat traffic. He said that the boat users were not necessarily boat owners at Timm's Marina, which impacted safety. He thought that posting no-wake signs were well-intentioned, but no one can control the behavior of others when they leave a no-wake zone. This would contribute to erosion and safety concerns. He asked how many other businesses on the lake were in a grandfather situation, which would be helpful prior to discussing the precedent of additional slips. He commented that Timm's Marina wanted to increase their profit regardless of how the project was presented.

Steve Schmaltz, 22736 Hayward Avenue, expressed concerns that there were no conversations about the water quality in the variance. He read Ordinance 158309 about maximum screening from the view of public waters for parking locations. He noted that the boats were visible in the public waters. The ordinance required tree plantings to break the view from the cars. He said that the watershed district rules were not kicked into action because there was no digging. He asked that Timm's Marina work informally with the watershed to look for grant dollars to reduce the load of phosphorus coming into the lake. He discussed the permit submitted by Timm's Marina to dredge the bay and remove sediment, which he claimed was an indication of a sediment problem, and that shorelines needed to be stabilized.



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Kevin Kwiakovoski, 7765 North Shore Circle North, stated that the pontoons like to cruise along the lake and get close to docks, which he claimed contributes the most to churning up the weeds. He discussed concerns with parking on Highway 97 and whether that would create an intersection that would need to have a stop sign or a stoplight on the highway because of the increased traffic.

Assistant City Development Director Gilmore noted that three public comments were written in.

Barb Stoleberg, 22008 Jason Avenue North, requested additional density studies before this was improved. She discussed the benefits of planting additional trees along the property, since the views of boats are not attractive. She asked if Timm's Marina had bathroom and garbage facilities for slip users, since there would be additional garbage with more boats.

Public Hearing was closed at 7:02 p.m.

Community Development Director Wittman stated that the Pizza Pub docks were considered a marina as well and were a legal non-confirming DNR permitted marina in the single-family zone. She said that the Your Boat Club was permitted as a marina, but was in a district that permitted marinas.

Chair Girard said the other docks under homeowners' associations were locked in for growth, which was shown in earlier records.

Commissioner Stehler asked if any part of the motion was not approved, the applicant could appeal the decision to the City Council. Chair Girard answered that any party could appeal the decision to the City Council.

Community Development Director Wittman said if there was an appeal, there would be another public hearing at the City Council.

Commissioner Aplikowski asked if the slips were sold for Timm's Marina for 2026, since he had major concerns about the parking. There was no overflow parking, so he was concerned about the expansion.

Commissioner Young discussed her purpose to recommend denial of the variance, since there was no practical difficulty. She did not see any attempt to be more compliant or decrease the non-compliance. She thought that the property already had a great marina and had reasonable use under the current conditions.

Chair Girard noted that he would be voting no on the motion, since he would meet the current parking requirements for other marinas at nearby lakes. He said he lived on the north side of the



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second lake and did not understand how this would create a problem when there are three uncontrolled boat launches and private homeowners with multiple boats at the end of their docks. Commissioner Young said that when she reviewed the findings of fact, she did not see a reason to grant the variance.

Commissioner Stehler said that variance requests were related to hardships, which he did not see.

**Motion:** Commissioner Young made a Motion to recommend denial of the variance for 83 parking spaces at 9080 Jewel Lane

Motion seconded by Commissioner Aplikowski. Motion carried 5-1 (Girard voted against).

**Motion:** Commissioner Young made a Motion to recommend denial of the conditional use permit for one additional dock (36 slips), for a total of 132 slips, and to approve a variance for 83 parking spaces at 9080 Jewel Lane, subject to the findings outlined in the staff report and the listed conditions.

Motion seconded by Commissioner Stehler. Motion carried 5-1 (Girard voted against).

Chair Girard noted that the application had been denied, and they would wait to see if Timm's Marina wanted to appeal the decision.

Assistant Community Development Director Gilmore noted that if the applicant wishes to appeal the decision, it was within seven days and with written notice. They would have another public hearing at a City Council meeting.

## 8. Discussion

None.

## 9. Updates

Community Development Director Wittman informed the members that the City Council approved the Forest Road North Garage Condos final Planned Unit Development Plat and deferred assessment agreement, so there should be construction on the project this year. She discussed the appeal of the system statement with the Metropolitan Council and noted that the City Attorney and City staff would meet with the Metropolitan Council for additional discussions. She said that they had 330 properties being platted, so there would be a lot of new construction this year and next year.

Commissioner Young asked about the process discussed in the Metropolitan Council. Community Development Director Wittman discussed the land use advisory committee, which makes recommendations to the Metropolitan Council on land use standards. They were briefed on the system statement appeal process. She said that the meeting was intended to give an opportunity for



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LUAC to ask questions to a legal counsel. She said that this was the first time anyone had appealed to the land use advisory committee in twenty years.

Commissioner Young asked if the Metropolitan Council was giving certain designations and what Forest Lake was asking for instead. Community Development Director Wittman answered that Forest Lake was a split designation. The sewer was classified as an emerging suburban community, which required the development of three units per acre. The area-wide for the suburban edge was proposed to be 3.5 units per acre. She commented that the Metropolitan Council can appeal its classification, and the City of Forest Lake would like the Metropolitan Council to memorialize the exemptions of what they allow them to take out of the gross developable land area. She discussed concerns with considering stormwater ponds as developable land area. The Metropolitan Council now allows them to net out stormwater ponds, but not local roadways. She said that each development decade, Forest Lake was forecasted to have a set number of households. She said that the City Council did not support the forecasted number of households, because they would run the risk of more expensive development. She discussed the affordable housing amount set by the Metropolitan Council and noted the concerns with the number, according to the City Council.

Commissioner Young said that they could not have the number of housing units at 30 percent of the average median income. Community Development Director Wittman clarified that the affordable housing units were measured in bands of affordability.

Commissioner Young said that she called around to inquire about the apartment costs in Forest Lake and said that they were not at 60 percent AMI, other than the older apartments. Community Development Director Wittman answered that there were some new apartments within that threshold, but most of the units within that threshold are aged.

Councilmember Larson thanked the community for attending the Planning Commission meeting. He thanked them for their work on the Forest Road North Garage Condos. He said they were continuing to work on the Public Works facility.

Commissioner Young asked about the City's sales tax. Councilmember Larson answered that this was still being considered, but there were still steps to take in the process.

Assistant Community Development Director Gilmore discussed future public hearings for April.

### 10. Adjourn

**Motion:** Commissioner Aplikowski made a Motion to Adjourn the meeting at 7:36 p.m.

Motion seconded by Commissioner Wagner. Motion carried 6-0.



# STAFF REPORT

**MEETING DATE:** April 8, 2026

**TO:** Forest Lake Planning Commission

**STAFF ORIGINATOR:** Steven Gilmore, AICP, Asst. Community Development Director  
Madison Richard, AICP, Consulting Planner, Bolton & Menk  
Nathan Fuerst, AICP, Consulting Planner, Bolton & Menk

**AGENDA ITEM:** PUBLIC HEARING – Forest View Estates Cul-De-Sac Length Variance

## **INTRODUCTION:**

Jaren Johnson, on behalf of J. Johnson Development, is requesting City approval for a Preliminary Plat for a development known as Forest View Estates, along with a variance from the City Engineering Design Standards related to maximum cul-de-sac length, for the property located at PID 03-032-21-43-0001.

The 15.85-acre site is located east of Hilo Avenue N, and northwest of David H. Kulenkamp Memorial Park. The proposal includes 20 single-family detached homes on lots exceeding one-half acre in size, served by an extension of 231<sup>st</sup> Street N terminating in a cul-de-sac. A stub street is proposed to provide access to the undeveloped properties to the north.



City Engineering Design Standards limit dead-end (cul-de-sac) streets to a maximum length of 600 feet. The proposed street length of approximately 2,642 feet, as measured from the intersection of Henna Ave N. / 231<sup>st</sup> Street N to the center of the proposed Forest View Estates cul-de-sac, exceeds this standard, resulting in a requested variance of approximately 2,042 feet.

The Development has a net residential density of ~1.66 units per acre.

For Commission consideration:

1. Forest View Estates Preliminary Plat (Recommendation to Council)
2. Forest View Estates Variance – cul-de-sac length (Decision)

## **ANALYSIS:**

### **Background Information**

This request represents the continuation and evolution of a long-standing development proposal for the property, reflecting both prior planning efforts and refinement of the original concept over time.

According to City records, this development was originally proposed by William Muske in 1978 to the Town of Forest Lake as the third of three phases of the Bittersweet Subdivision (95 lots on approximately 86 acres; Phase I initially proposed at 34 lots). The Phase III parcel, consistent across all applications, is the same property now proposed as Forest View Estates.

Approval of Phase I was delayed from 1978 to 1987 due to a moratorium on sewered development while the Township completed its Comprehensive Plan. The project was resubmitted in 1986–1987 as a three-phase subdivision (Phase III identified as 31 lots), with Phase I approved in 1987 (25 lots). Phase II was approved in 1993 (23 lots).

In 1997, a 26-lot plat for Phase III (reduced from 31 lots) was proposed but required a variance for an over-length cul-de-sac (800 feet permitted under the Town ordinance; 600 feet under current City standards). The Town Board denied the variance on April 28, 1997, citing concerns with traffic and public safety pending development of a connection to 235th Street N.

The current proposal (Forest View Estates) includes 20 lots (further reduced from prior proposals) and was reviewed as a Concept Plan by the Planning Commission on June 25, 2025. The applicant has since worked with City staff to address feedback and prepare the current applications, including a variance request for an over-length cul-de-sac.

### **Land Use Analysis**

#### **Forest Lake 2020 Future Land Use Designation:**

The property is currently designated as Low Density Residential on the 2040 Comprehensive Plan Future Land Use Map. This designation is intended for “single family, detached residential development at a density of 1.5 to 4 units per acre”.

#### **Site Area Breakdown:**

- Total Acres = 15.85 acres
- Wetland + Wetland Buffer Acres = ~3.4 acres (~1.70 acres + ~1.70 acres)
- NWL Stormwater Pond = 0.38 acres
- Net Developable Area = 12.07 acres

The net density of ~1.66 units per acre is consistent with the future land use designation.

#### **Chapter 153 Zoning Code:**

The proposed land use is consistent with the uses in the underlying Single-Family (SF) Residential zoning district.

### Lot and Dimensional Requirements

The proposed development standards are summarized in the table below:

Standard	Required Standards	Proposed
Lot Area (with sewer and water)	15,000 square feet	25,004 square feet – 69,250 square feet
Lot Width (with sewer and water)	80 feet	100 – 176.4 feet
Setback – Front	30 feet	30 feet
Setback – Side	10 feet	10 feet
Setback – Side Street	25 feet	25 feet
Setback – Rear	30 feet	30 feet

The proposed development meets all the minimum lot dimensions required for the Single-Family Residential district. Setback boundaries have been identified on the plan and appear to create adequate buildable areas on each lot.

### Public Utilities

Sanitary sewer service will be extended from the existing sewer main located within Hilo Avenue N, west of this site, to serve the proposed development. The sewer main will be extended within the proposed right-of-way to serve all lots. The plans also include a sanitary sewer stub along Street B to accommodate a future connection to the property to the north.

To facilitate future development and avoid disturbance to newly constructed infrastructure, staff recommend that the applicant obtain a permanent easement from the adjacent property owner to extend the sanitary sewer stub beyond the plat boundary.

A condition of approval is recommended requiring conformance to the City Engineer's review memo, which identifies necessary revisions to the utility plans.

The proposed lots will be served by individual private wells, as municipal water service is not currently available in this area. As noted in the City Engineer's memo, all wells shall be subject to review and approval by the Minnesota Department of Health.

### Street Construction / Connectivity

The proposed development includes one new public street, identified as 232nd Street N, extending east from Hilo Avenue N and terminating in a cul-de-sac, along with a stub street (Street B) intended to accommodate a future connection to the north. Street construction will be the responsibility of the applicant, with right-of-way dedication occurring at the time of final plat and acceptance by the City following construction. The proposed street design includes a 60-foot-wide right-of-way and a 34-foot back-of-curb width.

City Code requires all new developments to comply with the City's Engineering Design Standards, which limit dead-end (cul-de-sac) street lengths to 600 feet. The proposed cul-de-sac length of ~2,642 feet exceed those standards and requires a variance.

The applicant has included a stub street (Street B, as shown on the Ghost Plat) to facilitate a future connection to the north; however, the adjacent property is not currently developing, and

no timeline for such development is known. A conceptual “ghost plat” has been provided for illustrative purposes, demonstrating how future development could introduce additional ingress/egress to the neighborhood. While such connections would address public safety and traffic concerns raised by residents of Bittersweet I and II, they would not eliminate the overlength cul-de-sac condition. Two potential northern connections are illustrated:

- 1) Extending Hilo Avenue N to 235th Street N would result in an approximate cul-de-sac length of 1,324 feet from 235th Street N to the center of the proposed cul-de-sac; and
- 2) Extending Street B north to 235th Street N would result in an approximate cul-de-sac length of 1,307 feet from 235th Street N to the center of the proposed cul-de-sac.

These estimates assume direct connections and do not account for potential reductions in cul-de-sac length that could occur with future subdivision of the properties to the north, which may reduce or potentially eliminate the extent of the variance.

Staff support the requested variance, as the cul-de-sac length is driven by site constraints and limited access opportunities. The lack of redundant access is anticipated to be temporary and is expected to be resolved with future development.

A condition of approval is recommended requiring conformance with the City Engineer’s review memo, which identifies necessary revisions to the plans for the proposed public roadways.

#### **Trail / Sidewalk Connections**

A sidewalk is proposed along one side of all public streets. Following installation, maintenance shall be the responsibility of the adjacent property owner. The City Engineer has identified the need to extend the sidewalk to the intersection of Hilo Avenue N to improve pedestrian connectivity, which is included as a condition of approval.

The plans also include a 10-foot-wide bituminous trail located between Lots 13 and 14, Block 1, extending east along the north side of the development. This trail is intended to provide access to the stormwater pond area and to David H. Kulenkamp Memorial Park. A trail easement is shown on the plans and will be required as a condition of approval.

#### **Parking**

Detached single-family residential dwellings are required to provide a minimum of two (2) enclosed and two (2) surface parking spaces per unit. The proposed development is consistent with this requirement. Driveways shall be designed and constructed in accordance with the City’s Engineering Design Standards Manual.

#### **Tree Preservation / Tree Mitigation**

The applicant has submitted a tree preservation plan. This plan inventories significant trees on the site and provides a calculation of tree removals against City requirements. Based on this plan, there are 336 significant trees on site, and 135 trees will be removed. The bulk of tree removal is located along the east and southeast property, where grading is required for the proposed lots.

In the SF District, applicants are permitted to remove a total of 50% of significant woodlands without any obligation for reforestation or restitution. Through preservation of existing healthy significant trees, most notably along the southern property line, and the removal of approximately 40.2% of the significant trees, this proposal will comply with the City's ordinance.

### **Landscaping Requirements**

The City Code establishes residential landscaping requirements in §153.135 for single-family residential properties. Those requirements are for the builder or property owner to install:

- Four (4) trees per residential lot; and
- Established grass or groundcover within six (6) months after the issuance of occupancy.

The submitted landscape plan identifies 47 additional trees to meet the requirement of four (4) trees per residential lot. In total, including existing significant trees to be preserved, the development is expected to contain a minimum of 248 trees.

The plan includes a variety of tree species that meet the City's minimum size and species diversity requirements. Tree locations are also identified; however, along local and collector streets, trees must be spaced no more than 30 feet apart. Staff have included a condition of approval requiring the applicant to install additional trees and/or adjust tree placement to comply with this spacing requirement.

The City Engineer's review memo identifies several revisions necessary to avoid conflicts between landscaping and utilities or other infrastructure. A final landscaping plan demonstrating compliance with all applicable requirements will be required at the time of Final Plat submittal.

### **Parkland Dedication**

This project will create demand on the City's park and trail system. In accordance with §152.091 of the City Code, residential subdivisions are required to dedicate land or provide cash-in-lieu equal to 10% of the net developable area for parkland, trails, or public open space. The Forest View Estates Preliminary Plat includes a net developable area of approximately 12.07 acres, the estimated parkland dedication requirement is approximately 1.21 acres.

At its March 18, 2026 meeting, the Parks Commission recommended that the obligation be satisfied through cash-in-lieu, given the site's proximity to Kulenkamp Park.

### **Stormwater Management**

One new stormwater pond is proposed as part of the Forest View Estates development to manage stormwater runoff, in addition to an existing pond located on the southwest portion of the site. Runoff from the development will be directed to the proposed pond, which is located to the east, generally behind Lots 12 and 13, Block 1.

A condition of approval is recommended requiring conformance with the City Engineer's review memo, which identifies necessary revisions to the stormwater management plans.

### **Environmentally Sensitive Land Impact**

Protection of natural resources is identified as an overarching goal of the City of Forest Lake Comprehensive Plan, including the goal to "Protect natural resources, and sensitive areas

through the community, including soils, woodlands, natural courses, open spaces, and steep slopes.” The proposed development is consistent with this goal by minimizing impacts as follows:

100-yr Flood Plain: Not applicable, the site is not located within a mapped 100-yr flood plain

500-yr Flood Plain: Not applicable, the site is not located within a mapped 500-year flood plain

Slopes: Not applicable, the site does not contain significant or excessive slope.

Wetlands: The site contains approximately 1.70 acres of existing wetlands, all of which are proposed to be preserved. The development also includes approximately 1.70 acres of wetland buffer areas. Wetland buffers shall be established in accordance with the requirements of Comfort Lake-Forest Lake Watershed District (CLFLWD).

To ensure long-term protection and clear delineation for future property owners, the following conditions of approval are recommended:

- All wetland buffers shall be located within platted drainage and utility easements.
- Buffer signage shall be installed on affected lots to delineate wetland buffer boundaries.
- Individual lot surveys shall identify the location of wetlands, buffers, and applicable grading or sod limits.

### **Phasing Plan**

The Applicant has indicated that the proposed development will be constructed in one phase.

### **Review Comments**

City Engineer – City Engineer Ryan Goodman provided a memorandum dated February 26, 2026, outlining comments and requirements for the civil plans submitted with the Forest View Estates Preliminary Plat and Variance. Staff recommend a condition of approval requiring compliance with this memo. Key items are summarized below:

- Extend Street B and sidewalk to northern property line.
- Add drainage & utility easements where needed, including along the south property line.
- Extend the sidewalk to Hilo Avenue N.
- Update stormwater plans to meet City requirements
- Update grading and drainage to meet City standards and keep water on-site
- Provide needed easements for drainage, utilities, and pond access
- Complete final engineering plans for streets and utilities

Fire Chief – Fire Chief Alan Newman indicated no concerns with the proposed roadway design, provided it is constructed to standard roadway width. A future connection to the north further supports the adequacy of the layout.

Police Chief – Chief Luke Hanegraaf indicated no concerns with the proposed project.

Building Department – Building Inspector Nate Moats did not have comments on this Development.

Public Works – Director of Public Works Dave Adams provided no additional comments beyond those included in the Engineering memo.

Comfort Lake Forest Lake Watershed – The applicant has not yet received a watershed permit for this development but is in process with the watershed. CLFLWD approval of a watershed permit is required for this project prior to submitting a final plat.

### **Public Hearing and Neighborhood Meeting**

A public hearing notice has been published and mailed in advance of the Planning Commission meeting in accordance with City ordinance and state statute.

A neighborhood meeting was held at Forest Lake City Hall on March 25, 2026. The primary concerns raised by nearby residents related to the addition of 20 homes accessing a single point of ingress and egress, which would also serve the existing homes within the Bittersweet development. Residents expressed concerns regarding potential public safety issues, including increased traffic speeds, emergency response challenges associated with the extended dead-end roadway, and access constraints for construction vehicles during site development. The Applicant was present to address questions from property owners from the area surrounding this proposed development.

The City has received five (5) written public comments, which are included as attachments to this report. The written comments mirror the concerns expressed in the Neighborhood Meeting reflecting concerns about a single access point serving both the proposed and existing Bittersweet homes, citing traffic speeds, emergency response limitations, and construction access constraints.

### **RECOMMENDATION:**

Staff recommends that the Planning Commission review the variance and preliminary plat requests, hold a public hearing, and take action on the variance request, as well as make a recommendation to the City Council regarding the preliminary plat.

### **Variance**

The following Findings of Fact have been prepared for the Planning Commission's consideration in evaluating the requested variance in accordance with §152.035(A), Variance/Exception Criteria, of the City Code:

1. **Special Circumstances / Reasonable Use.** The subject property contains unique physical characteristics, including its narrow configuration, limited access points, and surrounding development pattern, which restrict roadway design options. Strict application of the cul-de-sac length standard would limit the reasonable use of the property for permitted residential development.
2. **Public Health, Safety, and Welfare.** Granting the variance will not be detrimental to public health, safety, or welfare, nor injurious to surrounding properties. The proposed

roadway will be constructed to City standards (except length), and the future connection to the north is anticipated to improve overall access and circulation.

3. **Flood Hazard.** The proposed variance will not increase flood hazard or flood damage potential. The development is subject to applicable stormwater and grading requirements, which will be reviewed and approved by the City Engineer and relevant agencies.
4. **Physical Hardship.** The variance request is based on physical hardship related to the property's shape, site constraints, and lack of feasible through-street connections. These conditions limit the ability to meet the cul-de-sac length standard while maintaining a safe and functional layout.
5. **Not Self-Created.** The hardship is not created by the applicant but is inherent to the property's physical characteristics, access limitations, and surrounding parcel configuration.
6. **Permitted Use.** The granting of the variance will not allow any use not otherwise permitted in the zoning district. The proposed single-family residential development is a permitted use.

Upon discussion, the Commission must make a determination and ***move to approve the Forest View Estates variance with the following conditions of approval:***

1. If the final plat application is submitted more than 1 year after the date of approval of the associated preliminary plat or after the time allowed in the development agreement, the variance approval shall be considered void.

#### Preliminary Plat

1. The proposed plat is consistent with the City's adopted 2040 Comprehensive Plan. The gross site area results in a density of ~1.66 units per acre, which is consistent with the Comprehensive Plan.
2. The proposed project does not meet conditions for establishing a premature subdivision in section 152.074(B) of the City's subdivision ordinance.
3. The proposed project does not meet the criteria for denial in section 152.074 (C) of the City's subdivision ordinance.
4. The proposed project is consistent with applicable City zoning, subdivision, land use, design, and engineering standards with the exception of the requested variance.

Upon discussion, the Commission must make a motion to recommend the City Council ***approve the Forest View Estates Preliminary Plat with the following conditions:***

1. The site shall be developed in substantial conformance with the following plans and comments on file with the Community Development Department as part of PZ25-1367, except as may be modified by the conditions herein:

Preliminary Plat	S2	01.23.2026
Site, Grading, Erosion & Sediment Control Plan	C1.1 – C1.2	01.23.2026
Tree Preservation Plan	C1.5 – C1.7	01.23.2026
Landscaping Plan	C1.8 – C1.9	01.23.2026

2. Prior to the City finding any application for a final plat complete, the applicant shall complete the following:
  - a. The applicant shall provide a written response to the City Engineer’s project review memorandum dated February 26, 2026, identifying how each comment has been addressed or why it has not, with all items resolved to the satisfaction of the City Engineer prior to final plat approval, unless otherwise approved by the City.
  - b. The City has received payment from the Applicant or Developer for all outstanding invoices related to the project.
3. The applicant or owner shall receive and submit to the City all City, County, State and applicable watershed district permits prior to starting any demolition, tree removal, grading or construction activity.
4. The final plat shall include all necessary and additional public right-of-way and easements.
5. The applicant/developer is responsible, at their own expense, for installing all required right-of-way improvements.
6. To ensure long-term wetland and buffer yard compliance and clarity for future homeowners, the following are required:
  - a. All buffers are within the platted drainage & utility easement for each lot.
  - b. Buffer signage will be installed on affected lots to delineate the wetland buffer boundary.
  - c. Individual lot surveys will show boundaries of any wetlands, buffers, and sod limits.
7. An updated landscaping plan shall be submitted with and reviewed as part of the review of the Final Plat. The plan shall include additional trees along the proposed road and/or relocation of the proposed trees in a manner that no trees are more than 30 feet apart, as required by City Code.
8. Prior to the submittal of the Final Plat application, the applicant shall provide the City with necessary documents for the City to determine the fair market value for cash fee in lieu of land dedication. The amount of the required cash dedication shall be incorporated into the Development Agreement. The Final Plat shall not be released until all parkland dedication requirements have been fulfilled.
9. In the event the applicant desires to conduct mass grading of the site prior to final plat approval, the applicant shall enter into a mass grading agreement with the City. The applicant or developer shall submit to the City All required City financial guarantees before starting any site or ground disturbance.

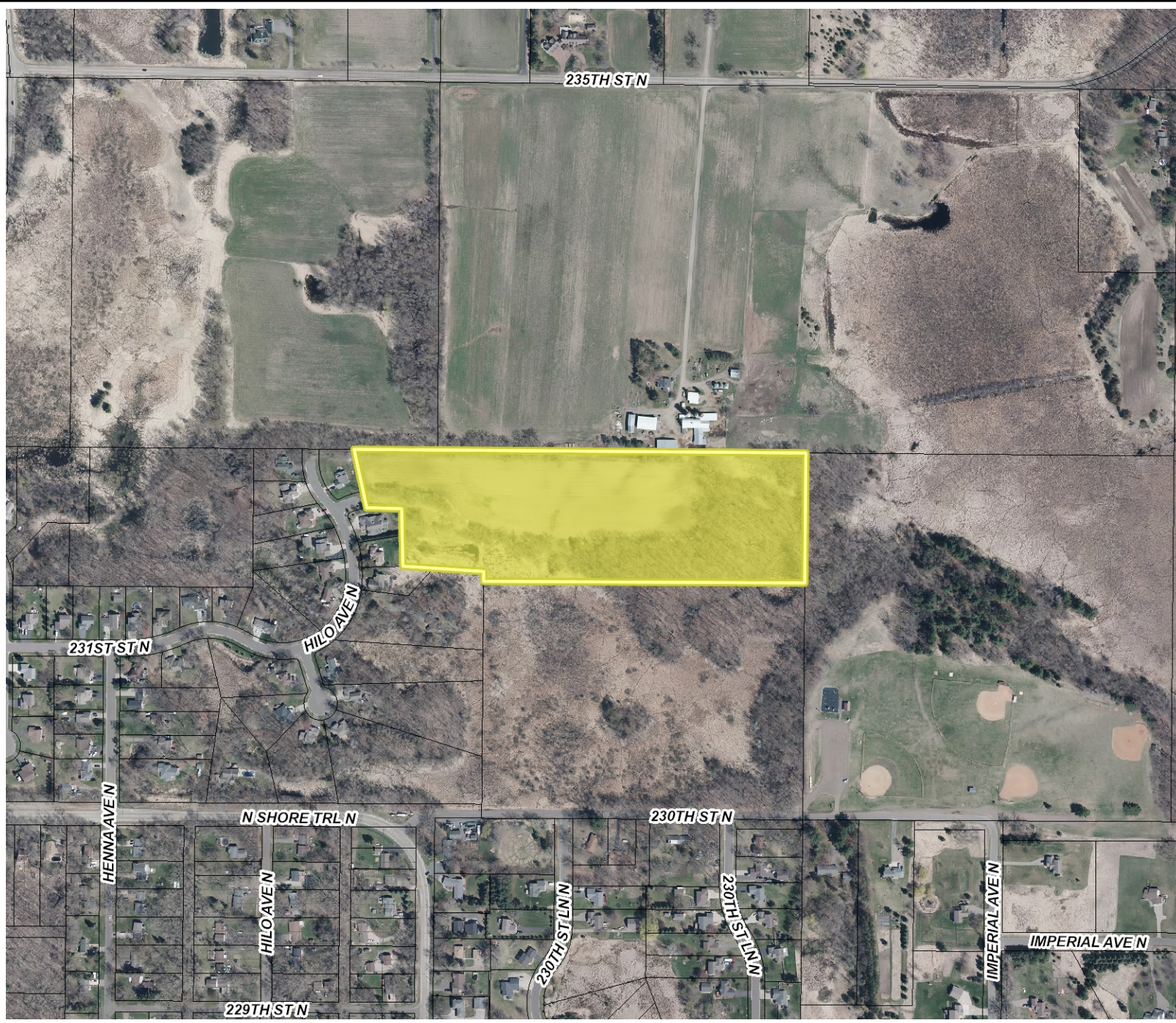
- a. The applicant or contractor shall hold a preconstruction meeting before starting any construction or grading activity on the site. The applicant or owner shall invite representatives from the City, Washington County, MnDOT, the Watershed District and the private utility companies as noted on the project plans to this meeting.
10. Failure to adhere to the conditions of approval shall be deemed a public nuisance.

**ATTACHMENTS:**

1. Project Location Map
2. Project Narrative & Variance Request
3. Forest View Estates Preliminary Plat and Plans
4. Ghost Plat
5. Written Public Comments
6. Resolution 04-08-26-01 – Variance

**Legend**

-  City Limits
-  Parcels 01/19/2026
-  Lot Lines
- Aerials2025**
-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3



**Forest View  
Estates Site  
Location**



**Disclaimer:**

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Forest Lake is not responsible for any inaccuracies herein contained.

0 500 Feet



# J. Johnson Development

## FOREST VIEW ESTATES — PRELIMINARY PLAT APPLICATION

**Applicant:** Jaren Johnson

**Property:** PIN 03.032.21.43.0001

**City of Forest Lake, MN**

### Project Description

Forest View Estates is a proposed residential subdivision located in Forest Lake, Minnesota. The development includes a layout of single-family residential lots served by a local public street. The intention of the project is to create a high-quality neighborhood that respects the natural features of the property while providing needed housing in the community.

The preliminary plat proposes the construction of one public cul-de-sac street providing access to the new lots. The lots are designed to meet zoning district standards for size, width, and buildable area. The site layout avoids environmental impacts and is arranged to maintain existing natural tree lines surrounding the property wherever feasible.

### Purpose & Need for the Development

The intent of Forest View Estates is to offer new single-family housing options that align with the City's Comprehensive Plan goals, including:

- Expanding high-quality housing choices
- Providing orderly and contiguous development
- Protecting natural features and existing character
- Supporting moderate density development within guided residential areas

The proposed plat is consistent with the surrounding land use character and compatible with adjacent residential neighborhoods.

### Phasing

This subdivision is intended to be constructed in **one phase**.

Site work, utilities, street improvements, and home construction will follow normal development sequencing.



## Consistency with Concept Plan Comments

During concept review, City staff identified the need for additional information regarding:

1. The required variance for the cul-de-sac length
2. A clear narrative describing project intent, design considerations, and phasing

This narrative addresses those items and accompanies the variance request.

## Rationale for Cul-de-Sac Design

The site's shape, topography, and limited access points constrain where a public roadway can be extended. A cul-de-sac is the only feasible and safe design to serve the lots while maintaining proper stormwater management and minimizing tree removal.

Extending the road or creating a through-street connection is not physically possible based on property boundaries and the landlocked nature of the rear portion of the site.

The proposed street meets all city engineering standards except for length, which is addressed in the separate variance request.

## Public Utilities & Drainage

All lots will be served by:

- Public sanitary sewer
- Stormwater management designed to City standards

Grading and drainage plans will be submitted as part of the engineering review.

## Conclusion

Forest View Estates provides a logical, well-planned subdivision that fits the site, meets zoning requirements, and contributes meaningfully to the City's residential housing inventory. The design reflects careful consideration of access, safety, lot usability, and environmental preservation.

The variance requested does not negatively impact health, safety, or public welfare and is necessary due to the unique shape and access limitations of the property.

A handwritten signature in blue ink, appearing to read "James Johnson", is located at the bottom of the page.

# J. Johnson Development

## Variance Request — Cul-de-Sac Length

City Code: Chapter 153.036 (Subdivision Requirements)

### Description of Variance

The applicant requests a **variance from the maximum allowed length of a dead-end cul-de-sac**. The proposed cul-de-sac exceeds the City's maximum length standard due to site-specific physical constraints and is necessary to provide safe and reasonable access to all lots.

### Reason the Variance Is Needed

The property is uniquely constrained by:

- Adjacent private parcels that prevent a through-street
- Existing natural features and vegetation
- A single feasible access point from the public roadway
- A long, narrow configuration that limits roadway alignment options

These conditions make it impossible to meet the cul-de-sac length requirement **without eliminating needed lots or creating a roadway layout that is unsafe, impractical, or environmentally damaging**.

### How the Variance Meets Required Criteria

#### 1. Practical Difficulties Exist

The site's layout and limited access create a practical difficulty that prevents compliance with the standard cul-de-sac length requirement. The constraint is not created by the applicant; it is inherent to the parcel's shape and access limitations.

#### 2. The Variance Is Reasonable

The proposed cul-de-sac:

- Provides safe, single-point access for residents and emergency vehicles
- Meets all engineering and street-design standards except length
- Does not inhibit traffic flow or connectivity (as no connection is physically possible)

#### 3. No Alteration to Essential Character of the Area

The surrounding area includes similar single-family neighborhoods and dead-end streets. The proposed design is fully consistent with the established development pattern.

## J. Johnson Development

#### **4. The Variance Does Not Grant a Special Privilege**

The variance is requested only because of unique physical site limitations. It does not provide an unfair benefit or allow uses or density beyond what is permitted.

#### **Conclusion**

The proposed variance is necessary, reasonable, and consistent with the intent of the City's ordinances. Granting the variance will allow the subdivision to be developed safely and effectively while maintaining the character of the surrounding neighborhood.

A handwritten signature in blue ink, appearing to read "Jaren Jahn". The signature is fluid and cursive, with a long horizontal stroke at the end.

# FOREST VIEW ESTATES

## TITLE SHEET, NOTES & LEGEND

### FOREST LAKE, MINNESOTA

#### 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 "811" 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 PROPOSED PUBLIC STREET, SANITARY SEWER, WATER MAIN, AND STORM SEWER FACILITIES SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CURRENT FOREST LAKE PUBLIC WORKS/ ENGINEERING STANDARD, STANDARD DETAIL PLATES, AND ZONING CODES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS. STORAGE OF MATERIALS OR EQUIPMENT 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.

#### STORM SEWER NOTES

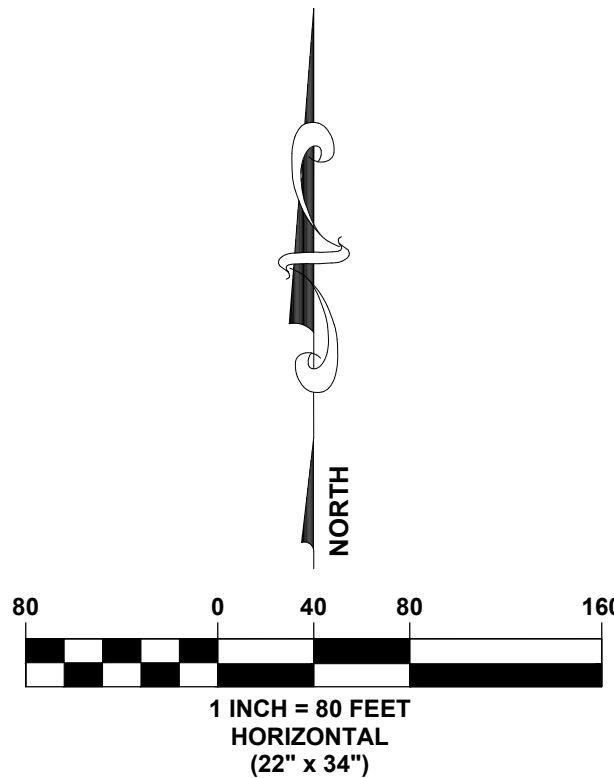
1. STORM SEWER MATERIALS SHALL BE:
  - 1.1. RCP ONLY
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
4. FLARED-END SECTIONS SHALL INCLUDE RIPRAP (STO-13); FLARED-END SECTIONS 24" AND LARGER REQUIRE TRASH GUARD (STO-12).

#### SANITARY SEWER NOTES

1. SANITARY SEWER MATERIALS SHALL BE:
  - 1.1. MAIN:
    - 1.1.1. 8" PVC SDR 35 WHEN DEPTH IS LESS THAN 18 FEET
    - 1.1.2. 8" PVC SDR 26 WHEN DEPTH IS OVER 18 FEET
  - 1.2. 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.

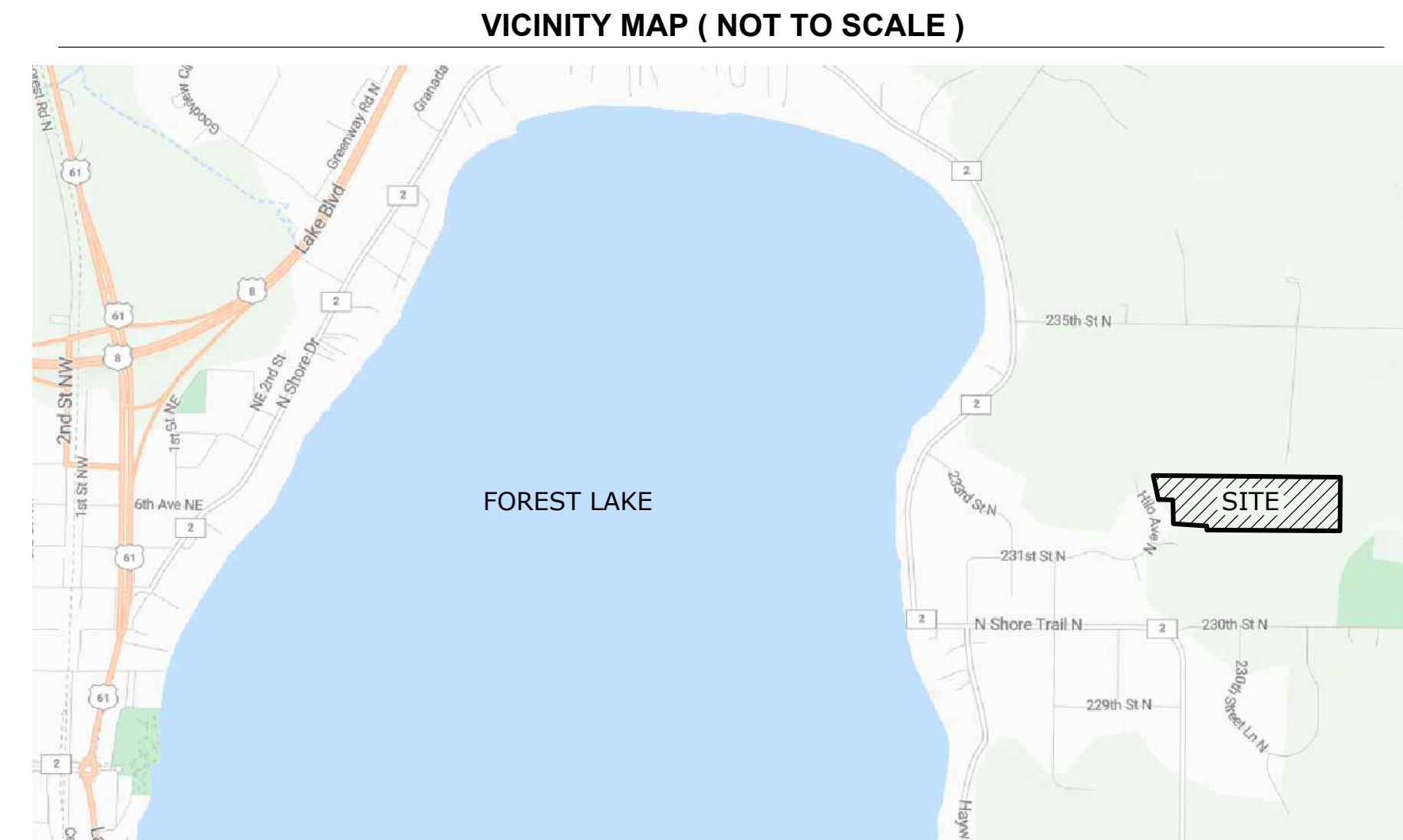
#### CURB & BITUMINOUS NOTES

1. REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.
2. ALL MATCH POINTS AND PAVEMENT PATCHES TO BE SAW-CUT AT FULL DEPTH.
3. RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.
4. BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.



ELEVATIONS SHOWN ARE BASED ON NAVD 83

LEGEND	
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING CATCH BASIN
	EXISTING FENCE
	EXISTING WELL
	EXISTING CONTOURS
	EXISTING SPOT ELEVATION
	EXISTING BITUMINOUS SURFACE
	EXISTING CONCRETE SURFACE
	WETLAND DELINEATION JACOBSON ENVIRONMENTAL, PLLC
	PROPOSED SANITARY SEWER PIPE
	PROPOSED STORM MANHOLE
	PROPOSED STORM SEWER PIPE
	PROPOSED CATCH BASIN
	PROPOSED FLARED-END SECTION
	PROPOSED RIPRAP
	PROPOSED INLET PROTECTION
	PROPOSED DIRECTION OF DRAINAGE
	PROPOSED POINTS (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
	PROPOSED BITUMINOUS TRAIL
	PROPOSED SILT FENCE
	PROPOSED BIOROLLS
	PROPOSED POND NWL
	PROPOSED POND MAINTENANCE ACCESS AND MAINTENANCE BENCH
	PROPOSED WETLAND BUFFER SIGN
	PROPOSED WETLAND BUFFER
	PROPOSED STREET LIGHT
	SOIL BORING LOCATIONS (HAUGO GTS, AUGUST 5, 2025)



#### DEVELOPER

J. JOHNSON DEVELOPMENT LLC  
167 LAKE ST N STE 3  
FOREST LAKE, MN 55025  
JAREN JOHNSON  
612-221-1596  
JARENJOHNSON@HOTMAIL.COM

#### ENGINEER

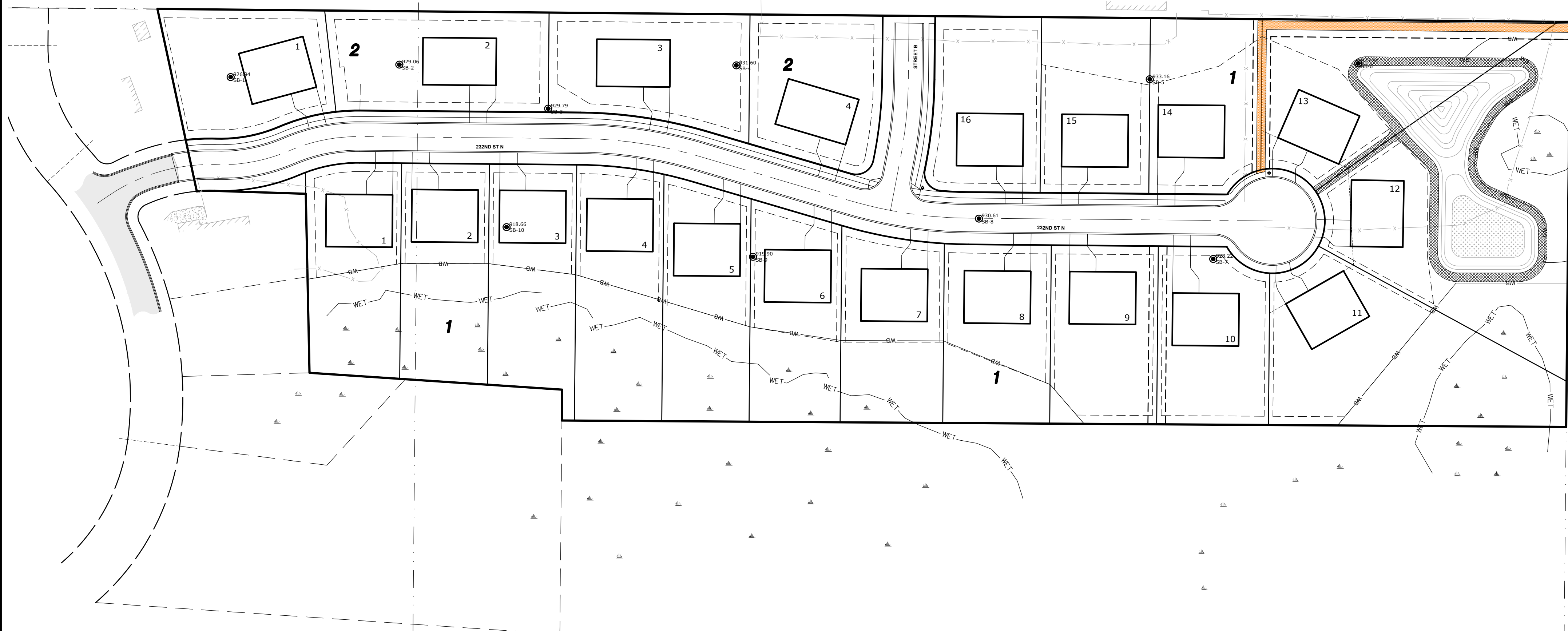
PLOWE ENGINEERING, INC.  
6776 LAKE DRIVE  
LINO LAKES, MN 55014  
ADAM GINKEL, P.E.  
651-361-8234  
ADAM@PLOWE.COM

#### SURVEYOR

E.G. RUD & SONS LAND SURVEYING, INC.  
6776 LAKE DRIVE  
LINO LAKES, MN 55014  
JASON RUD  
651-361-8225  
JRUD@EGRUD.COM

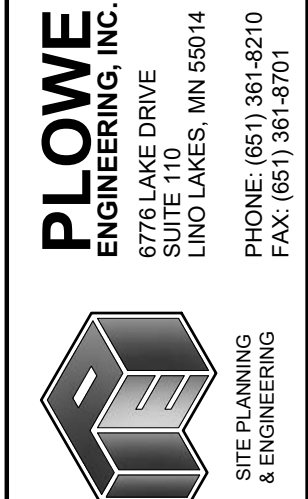
**AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION**

**ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF FOREST LAKE, MNDOT, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY CONTRACTOR. INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.**



#### SHEET INDEX

CO	TITLE SHEET, NOTES & LEGEND
S1	EXISTING CONDITIONS SURVEY
S2	PRELIMINARY PLAT
S3	TREE INVENTORY SURVEY
S4	TREE INVENTORY SURVEY
C1.1 - C1.2	GRADING, DRAINAGE & ESC PLAN
C1.2a	WETLAND BUFFER PLAN
C1.3 - C1.4	SWPPP
C1.5 - C1.6	TREE PRESERVATION PLAN
C1.7	TREE REMOVALS TABLE
C1.8 - C1.9	LANDSCAPE PLAN
C2.1 - C2.2	PRELIMINARY UTILITY PLAN
C3.1 - C3.3	DETAILS



DRAWN BY: AG  
JOB NO: 25-2193  
CHECK BY: MGA  
DATE: 08/15/25

NO.	DATE	DESCRIPTION
1	03.10.26	STREET "A" REMOVED
2	01.23.26	RESUBMITTAL TO CITY
3	10.06.25	RESUBMITTAL TO CITY

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: 03.10.2026 License No. 43863

**FOREST VIEW ESTATES**  
FOREST LAKE, MN  
**TITLE SHEET, NOTES & LEGEND**  
PREPARED FOR: J. JOHNSON DEVELOPMENT, LLC

SHEET  
**CO**



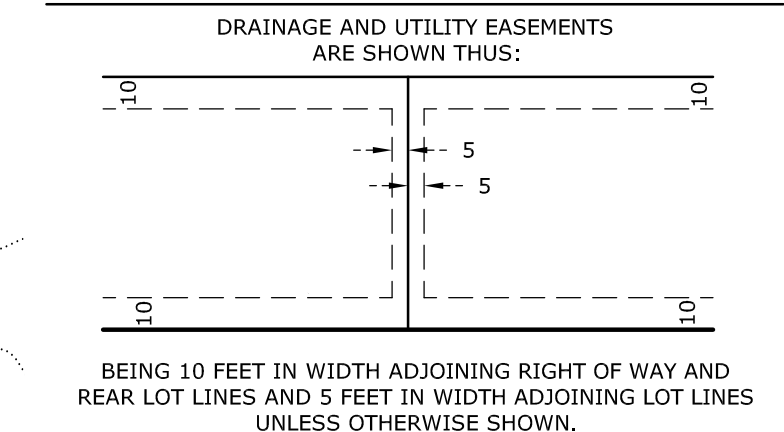
# PRELIMINARY PLAT

~for~ J. JOHNSON DEVELOPMENT LLC  
~of~ FOREST VIEW ESTATES

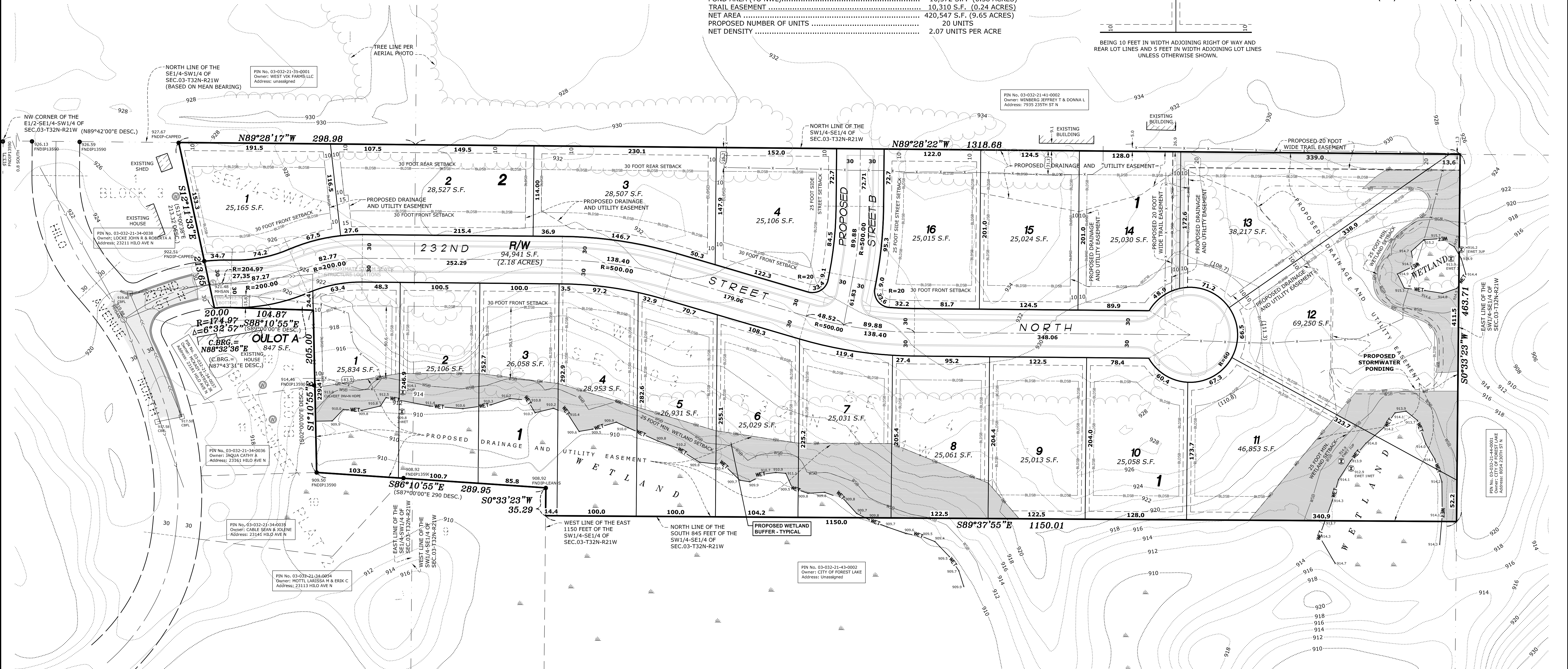
## DENSITY CALCULATION

TOTAL AREA	690,555 S.F. (15.85 ACRES)
PROPOSED RIGHT OF WAY	94,941 S.F. (2.18 ACRES)
WETLAND AREA	74,136 S.F. (1.70 ACRES)
WETLAND BUFFER	74,249 S.F. (1.70 ACRES)
POND AREA (TO NWL)	16,372 S.F. (0.38 ACRES)
TRAIL EASEMENT	10,310 S.F. (0.24 ACRES)
NET AREA	420,547 S.F. (9.65 ACRES)
PROPOSED NUMBER OF UNITS	20 UNITS
NET DENSITY	2.07 UNITS PER ACRE

## TYPICAL EASEMENT DETAIL

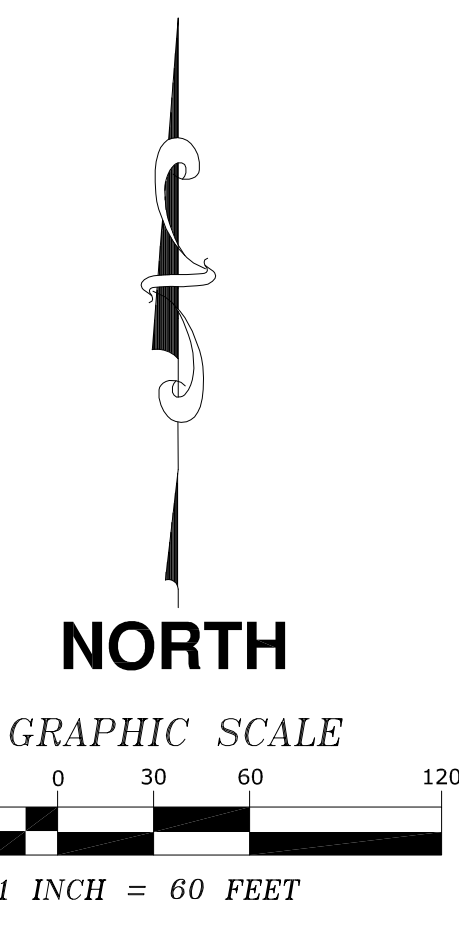


**E. G. RUD & SONS, INC.**  
EST. 1977  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701



## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ◻ DENOTES WASHINGTON COUNTY CAST IRON MONUMENT
- ◻ DENOTES CATCH BASIN
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES WELL
- ⊙ DENOTES WETLAND SAMPLING
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES WETLANDS DELINEATION BY JACOBSON ENVIRONMENTAL, PLLC APRIL 2025
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER WASHINGTON COUNTY TAX INFORMATION)
- DENOTES PROPOSED WETLAND BUFFER



## PROPERTY DESCRIPTION

[DESCRIPTION PER TITLE COMMITMENT FILE NO. 715723 PREPARED BY LAND TITLE INC., AS ISSUING AGENTS FOR FIRST AMERICAN TITLE INSURANCE.]

Those parts of the Southwest Quarter of the Southeast Quarter and of the Southeast Quarter of the Southwest Quarter, Section 3, Township 32 North, Range 21 West, Washington County, Minnesota, lying northerly and easterly of the following described line:

Commencing at the northwest corner of the East Half of the Southeast Quarter of the Southwest Quarter of said Section 3; thence North 89 degrees 42 minutes 00 seconds East, assumed bearing along the north line of said East Half of the Southeast Quarter of the Southwest Quarter, a distance of 358.90 feet to the point of beginning of the line to be described; thence South 13 degrees 00 minutes 38 seconds East, 213.32 feet; thence easterly, 20.00 feet along a non-tangential curve concave to the south having a radius of 174.97 feet and a central angle of 6 degrees 32 minutes 57 seconds, the chord of said curve bears North 87 degrees 43 minutes 31 seconds East; thence South 89 degrees 00 minutes 00 seconds East, 104.87 feet; thence South 2 degrees 00 minutes 00 seconds East, 205.00 feet; thence South 87 degrees 00 minutes 00 seconds East, 290 feet, to the west line of the East 1150 feet of said Southwest Quarter of the Southeast Quarter; thence southerly, along said west line, to the north line of the South 845 feet of said Southwest Quarter of the Southeast Quarter; thence easterly, along said north line, to the east line of said Southwest Quarter of the Southeast Quarter and said line there terminating, Washington County, Minnesota.

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 02/14/25. Wetlands located on 5/09/25.
- Bearings shown are on Washington County Coordinate System (NAD 83 1986 ADJ).
- Fee ownership is vested in MUSKE GROUP
- Parcel ID Number: 03-032-21-43-0001.
- Address of the surveyed premises: Unassigned 232nd Street North, Forest Lake, MN 55025.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map No. 27163C0040E Community No. 270693C Panel No. 0040 Suffix E by the Federal Emergency Management Agency, effective date February 3rd, 2010.
- This survey is based upon information found in the commitment for title insurance prepared by Land Title, Inc., as Issuing agents for First American Title Insurance Company, File No. 715723, dated effective June 6, 2025.
- Contours are combination of field shots and LIDAR Topography.
- See Tree Inventory Plan for tree locations.
- Wetlands are per wetland delineation by Jacobson Environmental, PLLC April of 2025.

## DEVELOPMENT DATA

TOTAL AREA	= 15.85± ACRES
PROPOSED NUMBER OF SINGLE FAMILY LOTS	= 20 LOTS
TOTAL RIGHT-OF-WAY DEDICATION	= 2.34 ACRES
DENSITY	= 1.26 LOTS PER ACRE

## ZONING INFORMATION

SF - SINGLE FAMILY - WITHIN THE MUSA - SEWERED LOTS - WELL WATER

SETBACKS FRONT:	30 FEET FROM PUBLIC RIGHT OF WAY
SIDE STREET:	25 FEET
SIDE YARD:	10 FEET
REAR YARD:	30 FEET

MINIMUM LOT AREA	= 25,000 S.F.
MINIMUM LOT WIDTH	= 100 FEET
WETLAND BUFFER	= 25 FEET FOR MANAGE 3 WETLANDS

## BENCHMARK

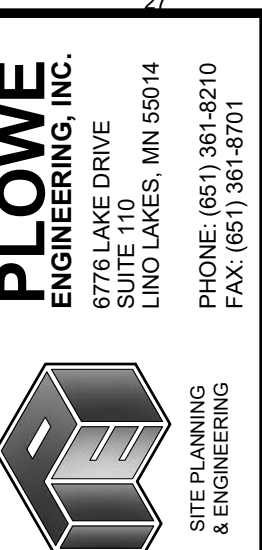
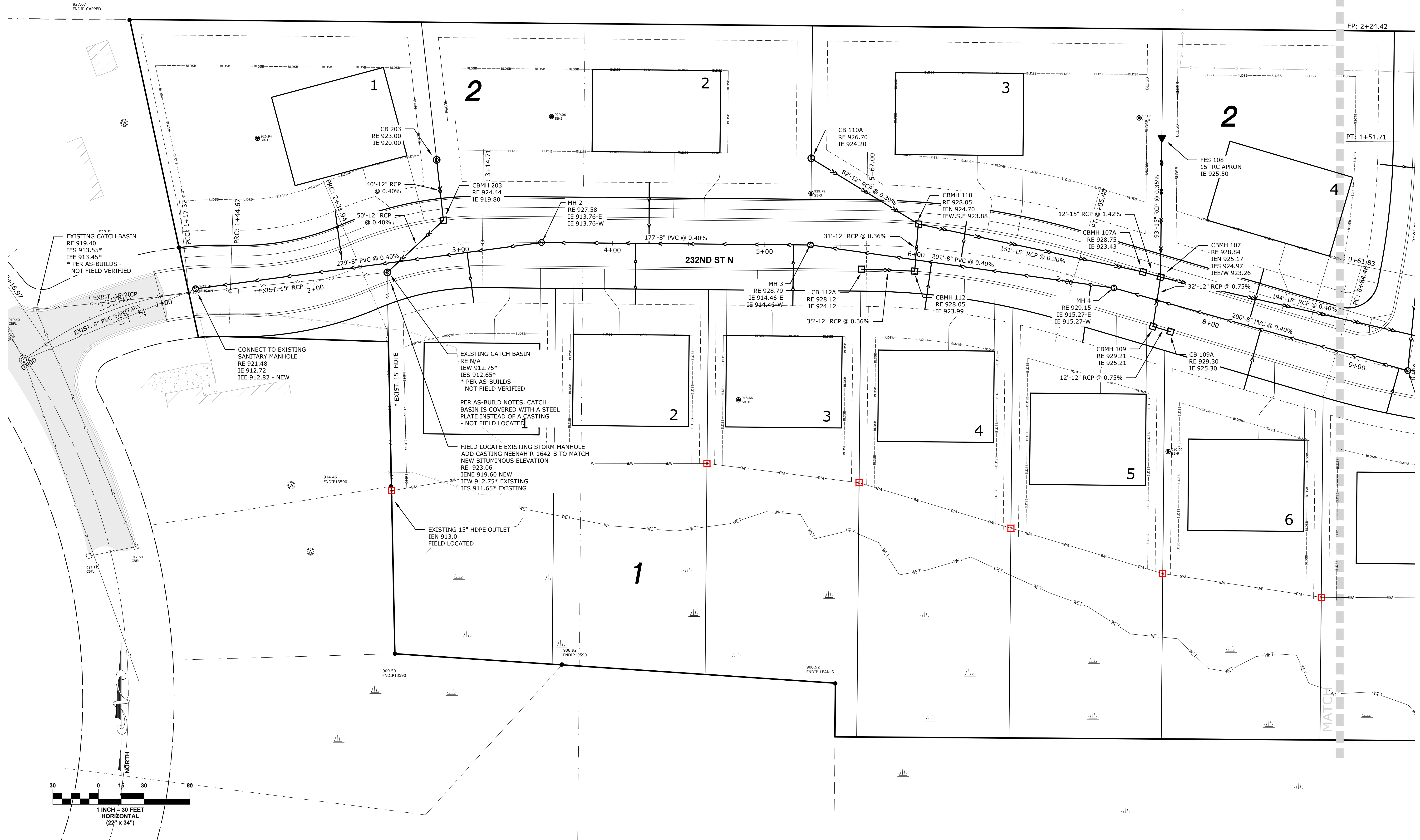
MNDOT STATION NAME: 1308 B  
ELEVATION = 912.055 FEET (NAVD88)

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: 03-10-2026 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	10/06/25	CITY RESUBMITTAL	JEN
2	01/23/26	CITY RESUBMITTAL	JEN
3	03/10/26	REVISED LAYOUT	JEN

SEE SHEET C0 FOR LEGEND AND MISCELLANEOUS NOTES.



**PLOWE ENGINEERING, INC.**  
 6776 LAKE DRIVE  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701

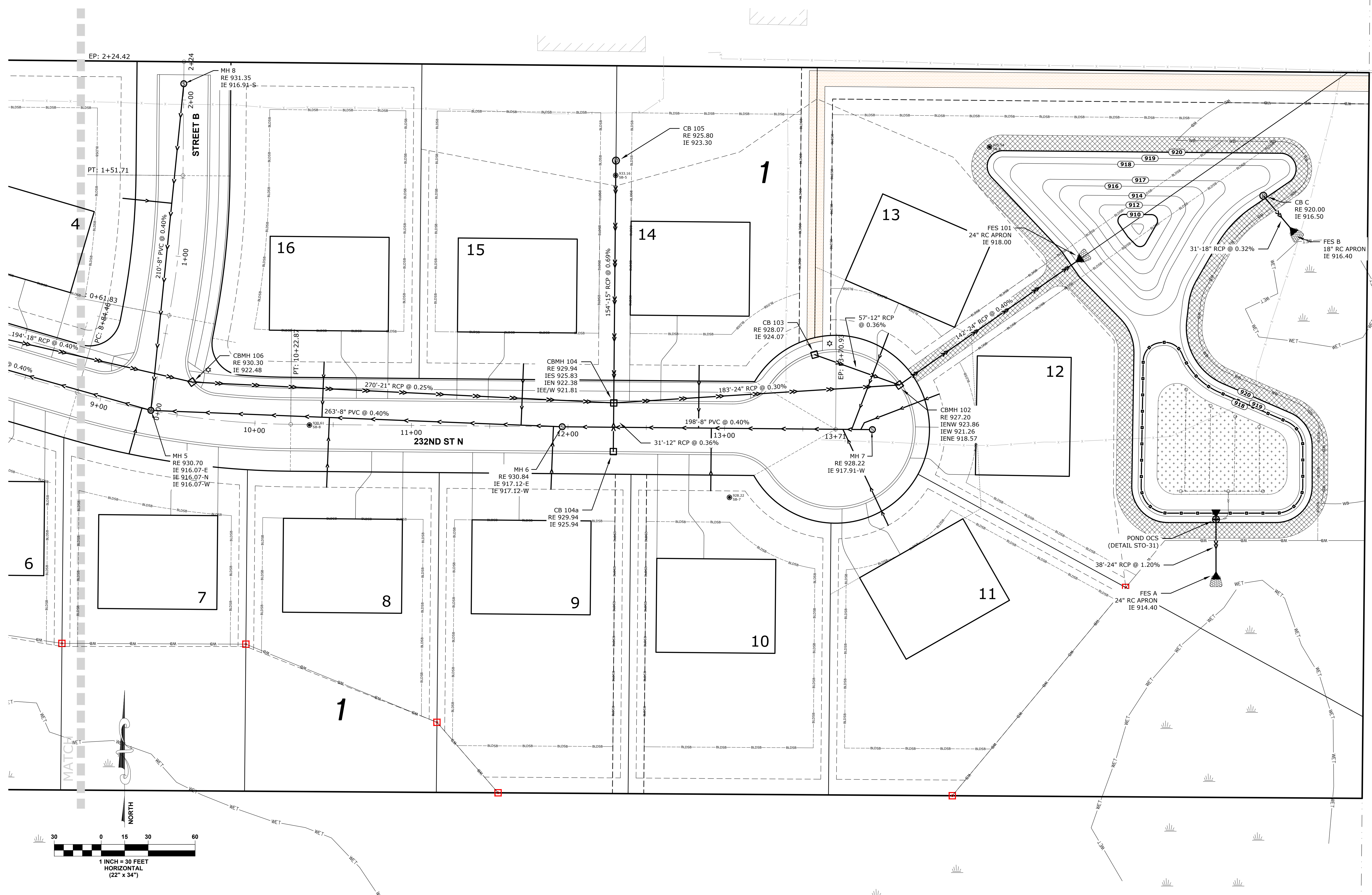
NO.	DATE	DESCRIPTION
1	10/06/25	RESUBMITTAL TO CITY
2	01/23/26	RESUBMITTAL TO CITY
3	03/10/26	STREET "A" REMOVED
4	03/10/26	RESUBMITTAL TO CITY
5	05/21/23	CHECK BY: MGA
6	05/21/23	JOB NO. 25-2193
7		AG
8		DRAWN BY:

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  
 License No. 43863  
 Date: 03.10.2026

**FOREST VIEW ESTATES**  
 FOREST LAKE, MN  
**PRELIMINARY UTILITY PLAN**  
 PREPARED FOR: J. JOHNSON DEVELOPMENT, LLC

SHEET  
**C2.2**

SEE SHEET C0 FOR LEGEND AND MISCELLANEOUS NOTES.



**PLOWE ENGINEERING, INC.**  
 6776 LAKE DRIVE  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701



**ADAM GINKEL**  
 License No. 43863

NO.	DATE	DESCRIPTION
1	10.06.25	RESUBMITTAL TO CITY
2	01.23.26	RESUBMITTAL TO CITY
3		
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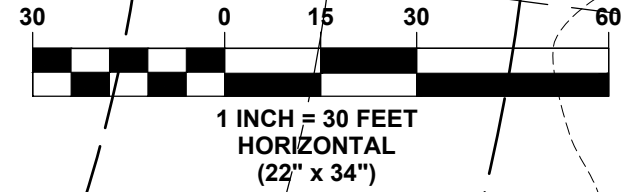
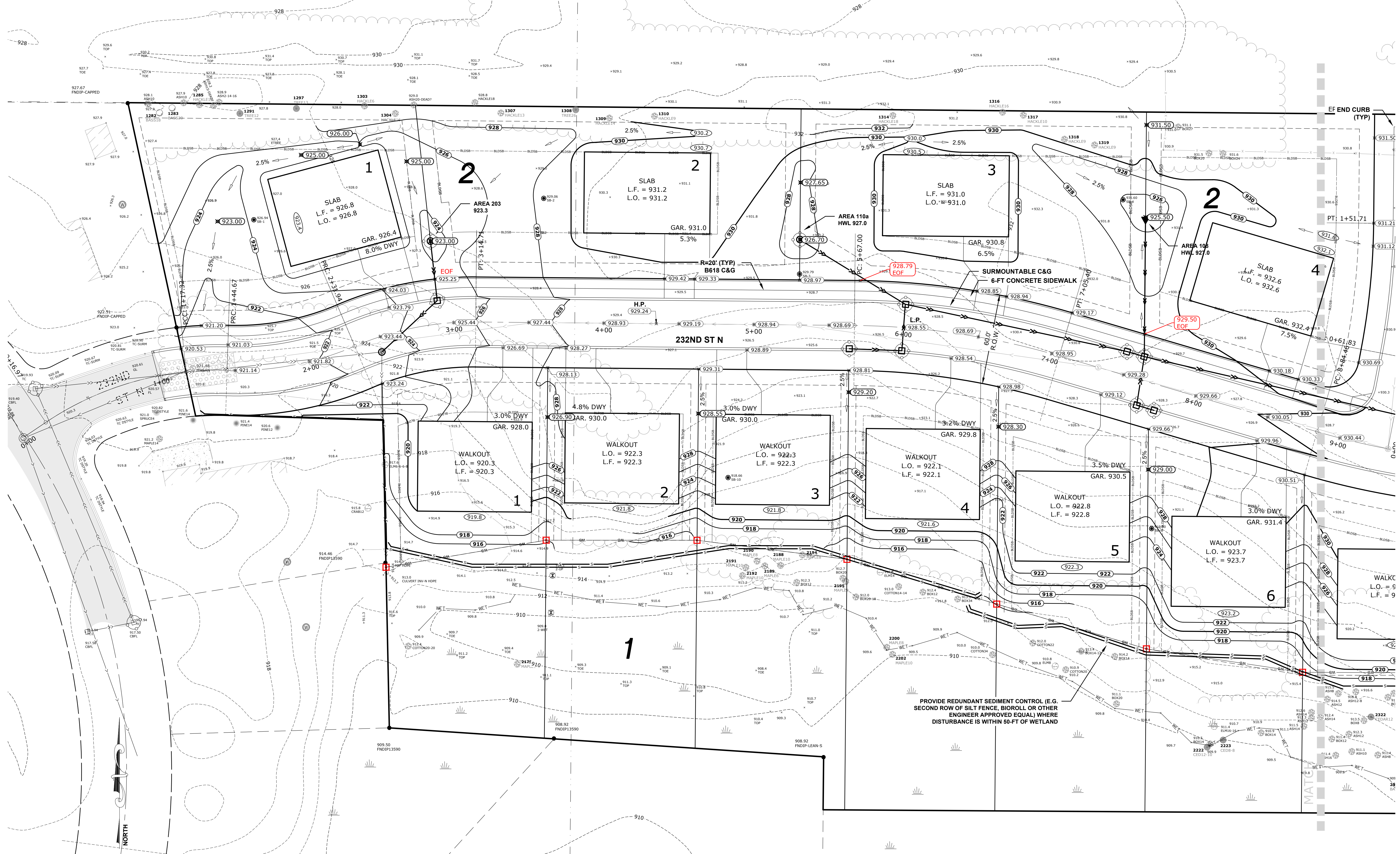
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

**PRELIMINARY**

**FOREST VIEW ESTATES**  
 FOREST LAKE, MN  
**PRELIMINARY UTILITY PLAN**  
 PREPARED FOR: J. JOHNSON DEVELOPMENT, LLC

SHEET  
**C2.1**

SEE SHEET C0 FOR LEGEND AND MISCELLANEOUS NOTES.



SEE "FOREST PRESERVE BUFFER VEGETATIVE PLAN" PREPARED BY JACOBSON ENVIRONMENTAL, PLLC FOR GRADING, SEEDING AND REMOVAL REQUIREMENTS WITHIN THE WETLAND BUFFER AREAS

**PLOWE ENGINEERING, INC.**  
6776 LAKE DRIVE  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210  
FAX: (651) 361-8701

DRAWN BY:	AG
JOB NO.:	25-2193
CHECK BY:	MOA
DATE:	08/15/25

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: 03.10.2026 License No. 43863

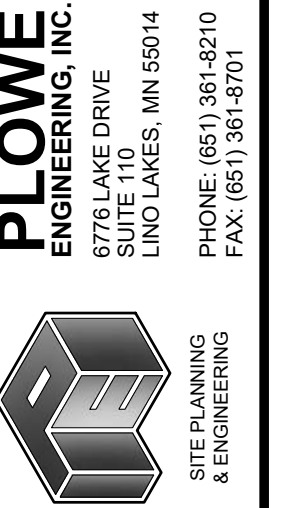
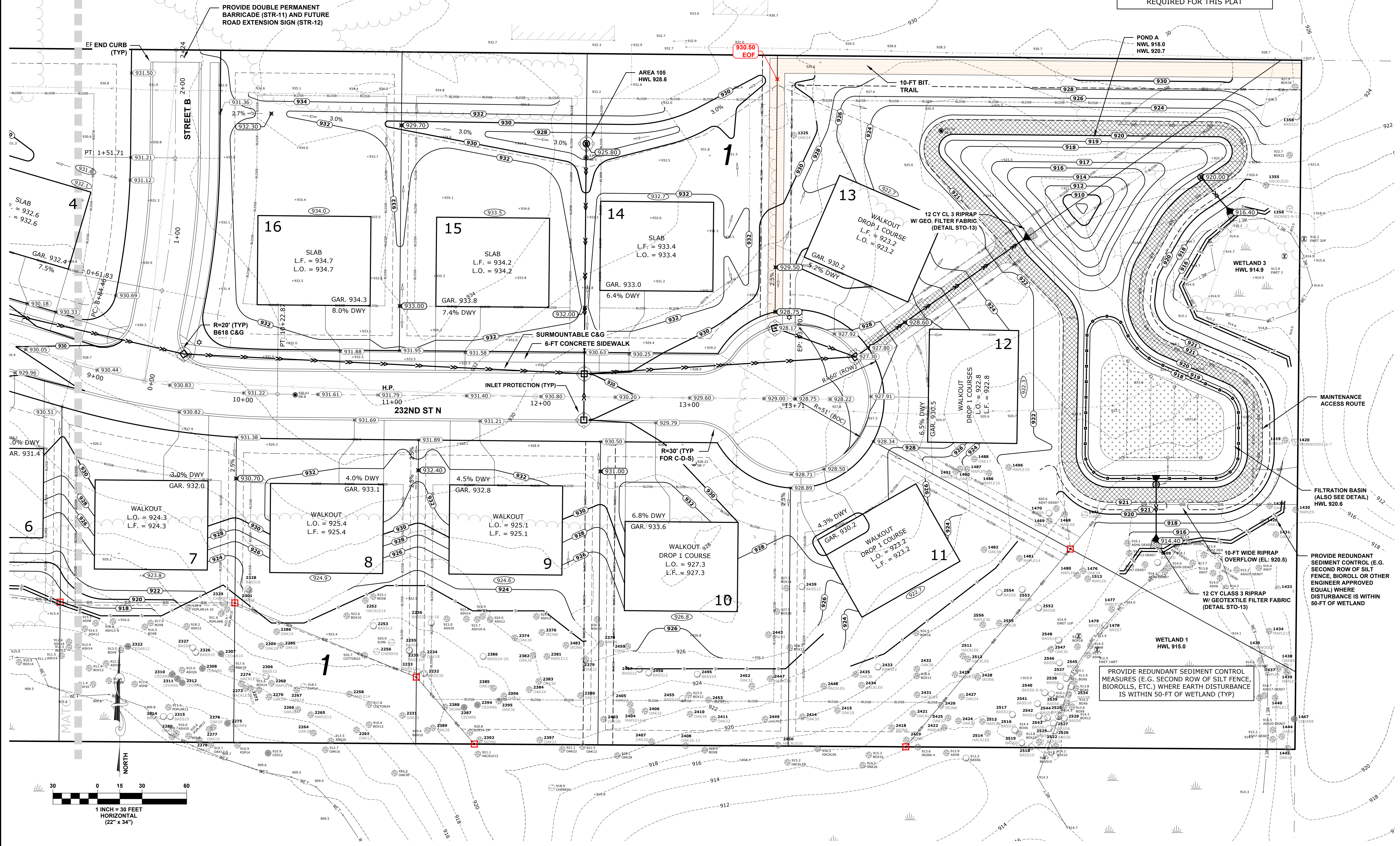
**FOREST VIEW ESTATES**  
FOREST LAKE, MN  
**GRADING, DRAINAGE & ESC PLAN**  
PREPARED FOR: J. JOHNSON DEVELOPMENT, LLC

SHEET  
**C1.2**

SEE SHEET C0 FOR LEGEND AND MISCELLANEOUS NOTES.

SEE "FOREST PRESERVE BUFFER VEGETATIVE PLAN" PREPARED BY JACOBSON ENVIRONMENTAL, PLLC FOR GRADING, SEEDING AND REMOVAL REQUIREMENTS WITHIN THE WETLAND BUFFER AREAS

NOTE: STORMWATER MANAGEMENT FEATURES (POND AND FILTRATION BASIN) MUST BE CONSTRUCTED CONCURRENTLY WITH THE GRADING REQUIRED FOR THIS PLAT



DRAWN BY: AG  
 JOB NO: 25-2193  
 CHECK BY: MGA  
 DATE: 08/15/25

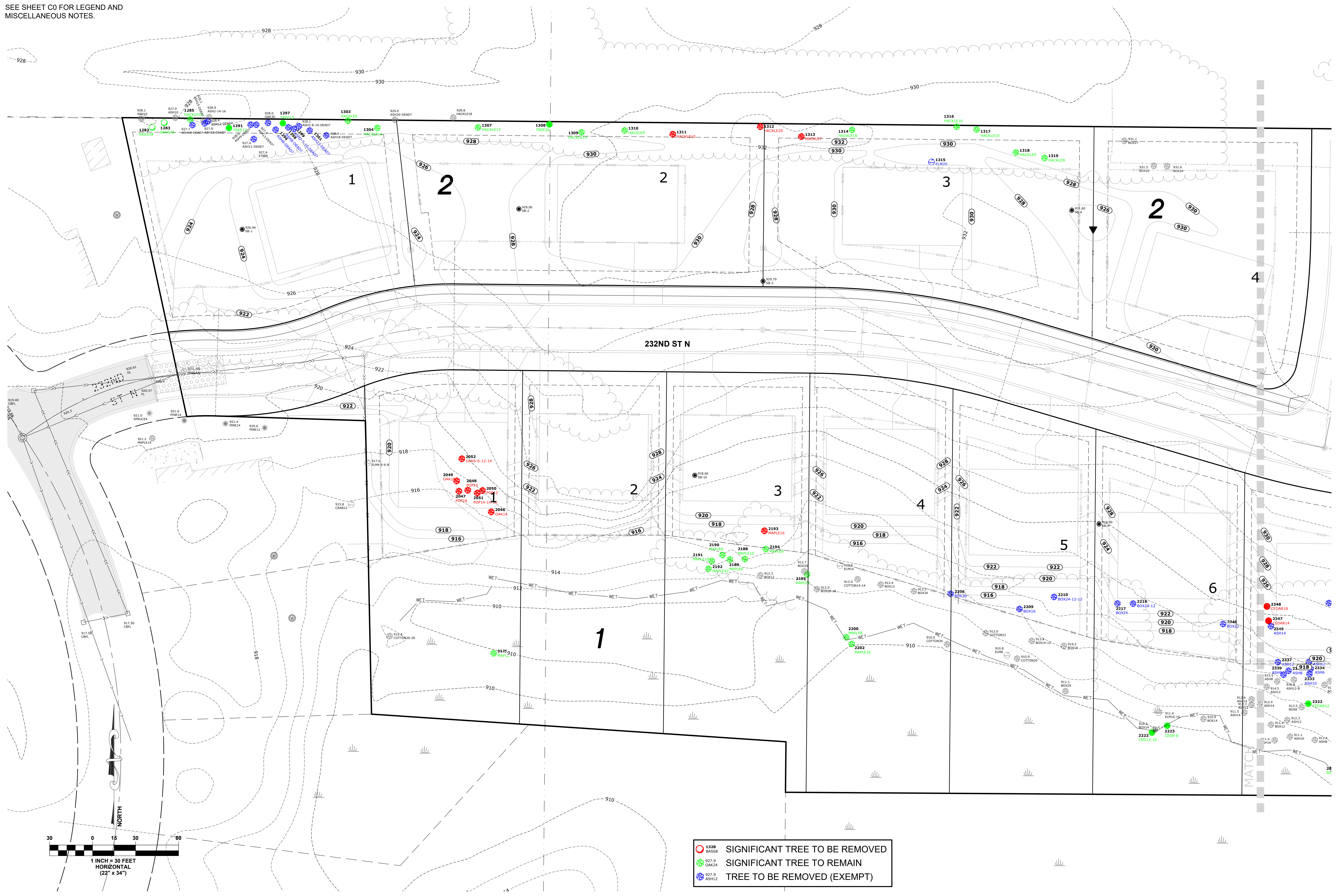
NO.	DATE	DESCRIPTION
1	03/10/26	STREET "A" REMOVED
2	01/23/26	RESUBMITTAL TO CITY
3	10/06/25	RESUBMITTAL TO CITY

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**PRELIMINARY**  
 ADAM GINKEL  
 License No. 43863  
 Date: 03/10/26

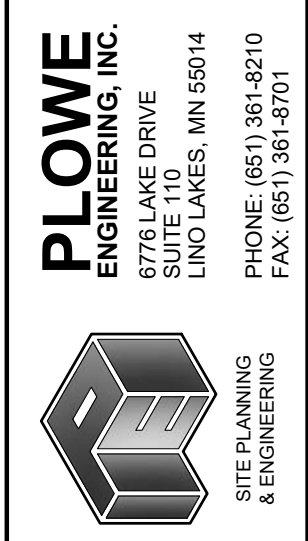
**FOREST VIEW ESTATES**  
 FOREST LAKE, MN  
**GRADING, DRAINAGE & ESC PLAN**  
 PREPARED FOR: J. JOHNSON DEVELOPMENT, LLC

SHEET  
**C1.1**

SEE SHEET C0 FOR LEGEND AND MISCELLANEOUS NOTES.



- 1328 SIGNIFICANT TREE TO BE REMOVED
- 927.0 SIGNIFICANT TREE TO REMAIN
- 927.9 TREE TO BE REMOVED (EXEMPT)



DRAWN BY: AG  
 JOB NO: 25-2193  
 CHECK BY: MGA  
 DATE: 08/15/25

NO.	DATE	DESCRIPTION
1	10.06.25	RESUBMITTAL TO CITY
2	01.23.26	RESUBMITTAL TO CITY
3	03.10.26	STREET "A" REMOVED
4	01.23.26	RESUBMITTAL TO CITY
5		
6		
7		
8		

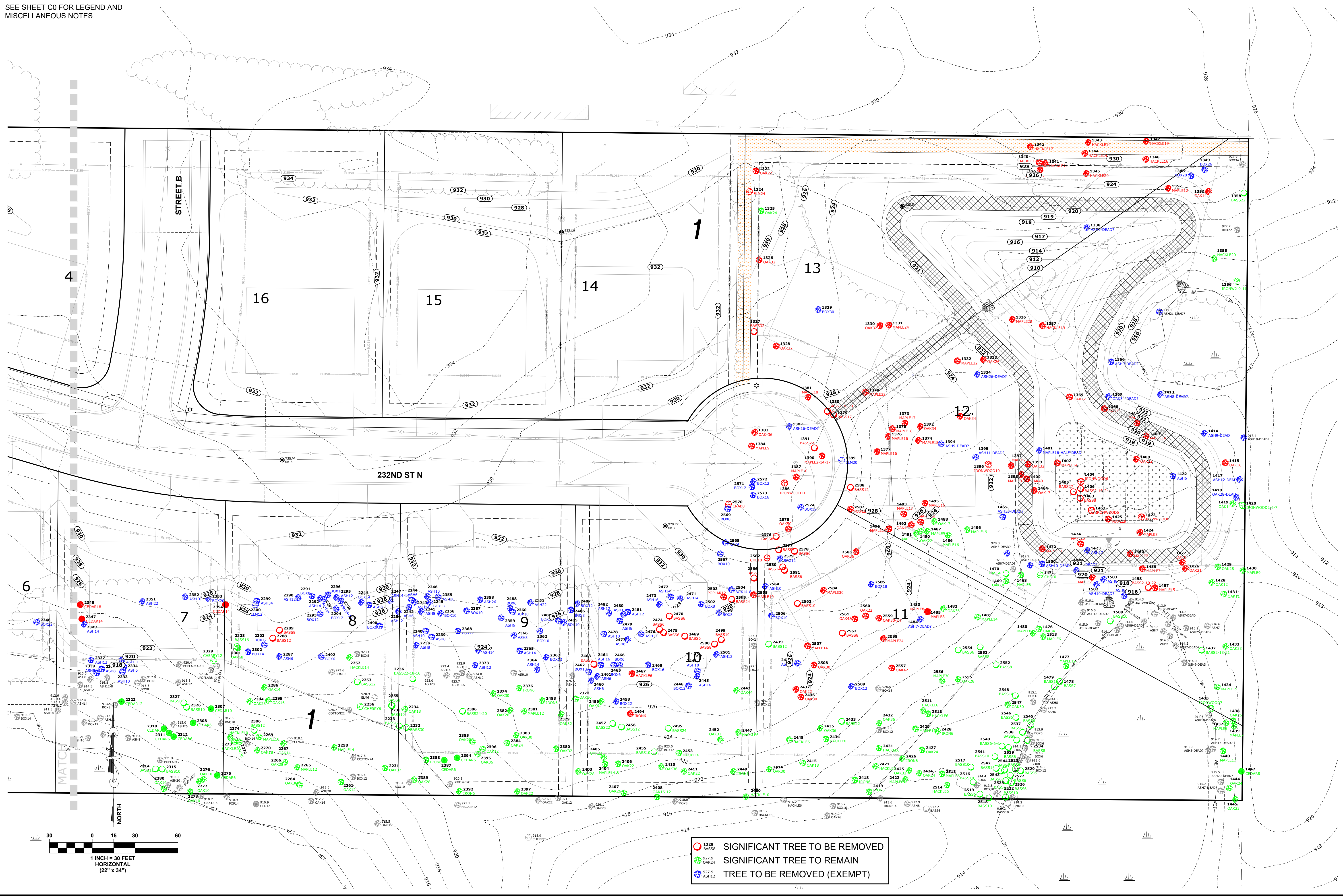
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

**PRELIMINARY**  
 ADMIN: GINKEL  
 License No. 43863  
 Date: 03.10.2026

**FOREST VIEW ESTATES**  
 FOREST LAKE, MN  
**TREE PRESERVATION PLAN**  
 PREPARED FOR: J. JOHNSON DEVELOPMENT, LLC

SHEET  
**C1.6**

SEE SHEET C0 FOR LEGEND AND MISCELLANEOUS NOTES.



- 1328 BASS8 SIGNIFICANT TREE TO BE REMOVED
- 1327-9 OAK24 SIGNIFICANT TREE TO REMAIN
- 1327-9 ASH12 TREE TO BE REMOVED (EXEMPT)

**PLOWE ENGINEERING, INC.**  
 6776 LAKE DRIVE  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701

DRAWN BY:	AG
JOB NO.:	25-2193
CHECK BY:	MOA
DATE:	08/15/25

NO.	DATE	DESCRIPTION
1	01.23.25	RESUBMITTAL TO CITY
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**PRELIMINARY**  
 ADAM GNINKEL License No. 43863  
 Date: 03.10.2026

**FOREST VIEW ESTATES**  
 FOREST LAKE, MN

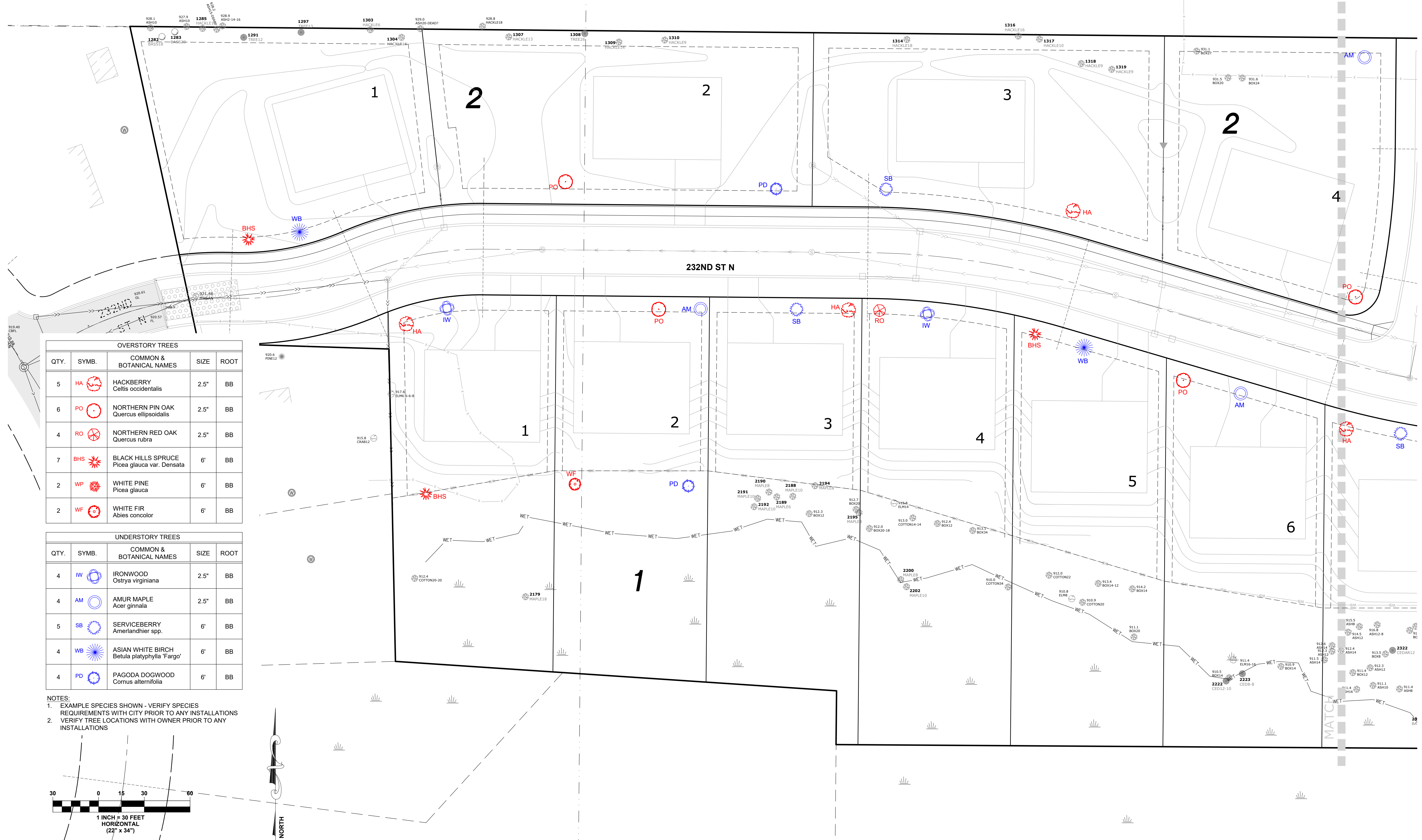
**TREE PRESERVATION PLAN**

PREPARED FOR: J. JOHNSON DEVELOPMENT, LLC

SHEET  
**C1.5**

25-2193

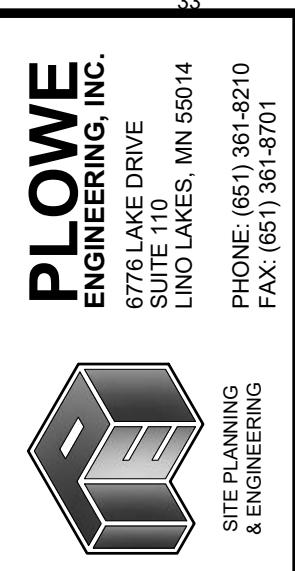
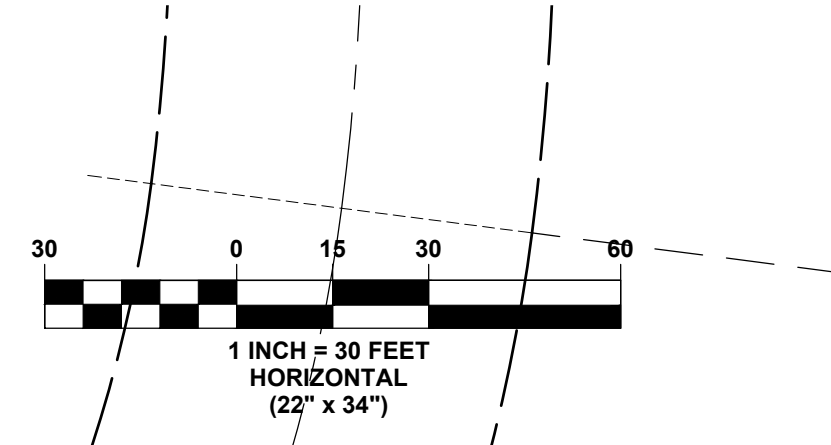
SEE SHEET C0 FOR LEGEND AND MISCELLANEOUS NOTES.



OVERSTORY TREES				
QTY.	SYMB.	COMMON & BOTANICAL NAMES	SIZE	ROOT
5	HA	HACKBERRY <i>Celtis occidentalis</i>	2.5"	BB
6	PO	NORTHERN PIN OAK <i>Quercus ellipsoidalis</i>	2.5"	BB
4	RO	NORTHERN RED OAK <i>Quercus rubra</i>	2.5"	BB
7	BHS	BLACK HILLS SPRUCE <i>Picea glauca var. densata</i>	6'	BB
2	WP	WHITE PINE <i>Picea glauca</i>	6'	BB
2	WF	WHITE FIR <i>Abies concolor</i>	6'	BB

UNDERSTORY TREES				
QTY.	SYMB.	COMMON & BOTANICAL NAMES	SIZE	ROOT
4	IV	IRONWOOD <i>Ostrya virginiana</i>	2.5"	BB
4	AM	AMUR MAPLE <i>Acer ginnala</i>	2.5"	BB
5	SB	SERVICEBERRY <i>Amerlanthier spp.</i>	6'	BB
4	WB	ASIAN WHITE BIRCH <i>Betula platyphylla 'Fargo'</i>	6'	BB
4	PD	PAGODA DOGWOOD <i>Cornus alternifolia</i>	6'	BB

NOTES:  
 1. EXAMPLE SPECIES SHOWN - VERIFY SPECIES REQUIREMENTS WITH CITY PRIOR TO ANY INSTALLATIONS  
 2. VERIFY TREE LOCATIONS WITH OWNER PRIOR TO ANY INSTALLATIONS



DRAWN BY: AG  
 JOB NO: 25-2193  
 CHECK BY: MGA  
 DATE: 08/15/25

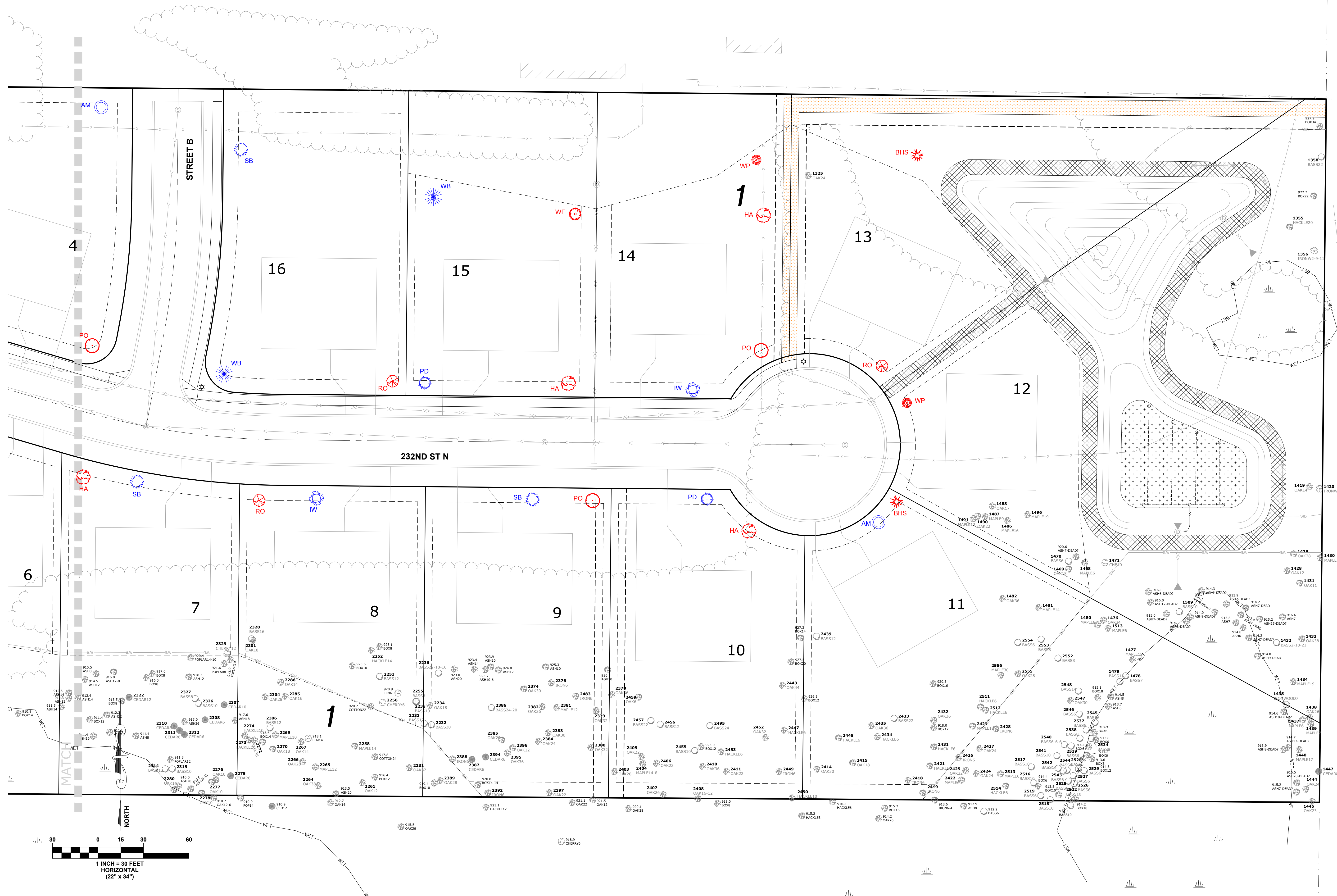
NO.	DATE	DESCRIPTION
1	10.06.25	RESUBMITTAL TO CITY
2	01.23.26	RESUBMITTAL TO CITY

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  
 License No. 43863  
 Date: 03.10.2026

**FOREST VIEW ESTATES**  
 FOREST LAKE, MN  
**LANDSCAPE PLAN**  
 PREPARED FOR: J. JOHNSON DEVELOPMENT, LLC

SHEET  
**C1.9**

SEE SHEET C0 FOR LEGEND AND MISCELLANEOUS NOTES.



**PLOWE**  
ENGINEERING, INC.  
6776 LAKE DRIVE  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210  
FAX: (651) 361-8701



DRAWN BY: AG  
JOB NO. 25-2193  
CHECK BY: MGA  
DATE: 08/15/25

NO.	DATE	DESCRIPTION
1	10.06.25	RESUBMITTAL TO CITY
2	01.23.26	RESUBMITTAL TO CITY

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.

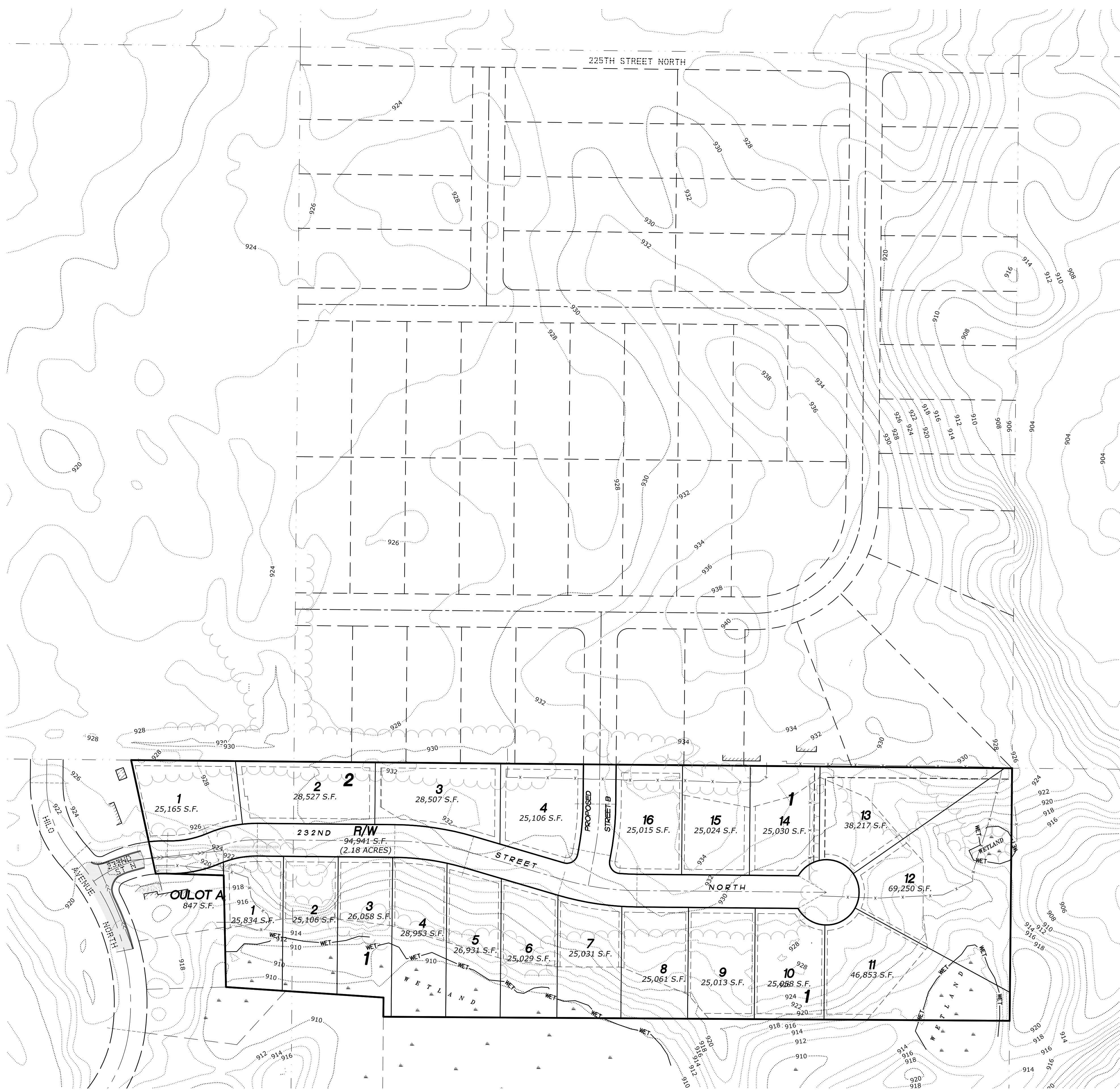
**PRELIMINARY**  
ADAM GINKEL  
Date: 03.10.2026 License No. 43863

**FOREST VIEW ESTATES**  
FOREST LAKE, MN  
**LANDSCAPE PLAN**  
PREPARED FOR: J. JOHNSON DEVELOPMENT, LLC

SHEET  
**C1.8**

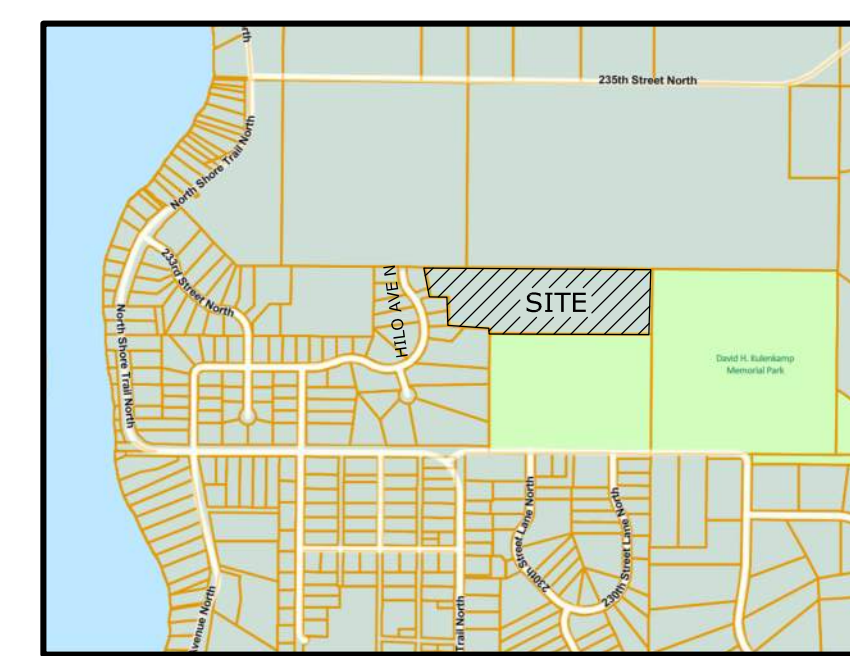
# GHOST PLAT - ALTERNATE

~for~ J. JOHNSON DEVELOPMENT LLC  
~of~ FOREST VIEW ESTATES

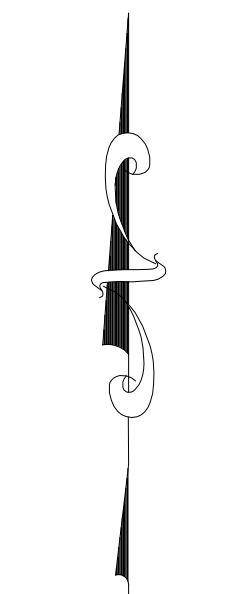


## VICINITY MAP

PART OF SEC. 03, TWP. 32, RNG. 21

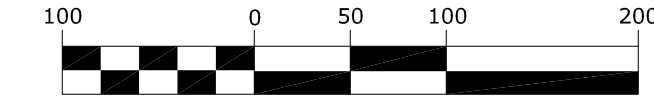


WASHINGTON COUNTY, MINNESOTA  
(NO SCALE)



NORTH

GRAPHIC SCALE



1 INCH = 100 FEET

## LEGEND

- DENOTES FENCE
- DENOTES LIDAR CONTOURS
- DENOTES WETLANDS DELINEATION BY JACOBSON ENVIRONMENTAL, PLLC APRIL 2025
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

## ZONING INFORMATION

SF - SINGLE FAMILY - WITHIN THE MUSA - SEWERED LOTS - WELL WATER

- SETBACKS
- FRONT: 30 FEET FROM PUBLIC RIGHT OF WAY
  - SIDE STREET: 25 FEET
  - SIDE YARD: 10 FEET
  - REAR YARD: 30 FEET

MINIMUM LOT AREA = 25,000 S.F.  
MINIMUM LOT WIDTH = 100 FEET

## NOTES

- Contours are combination of field shots and LIDAR Topography.
- Wetlands shown are per wetland delineation by Jacobson Environmental, PLLC April of 2025.
- Ghost Plat is for concept purposes only. No wetland delineations, soils maps, drainage studies or field work has been performed on the Ghost platted premises.
- Ghost Plat assumes the property is to be rezoned as SF - SINGLE FAMILY.

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: 03-10-2026 License No. 41578

**E.G. RUD & SONS, INC.**  
EST. 1877  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701  
www.egrud.com

DRAWN BY:	JEN	JOB NO:	250042PP	DATE:	10/06/25
CHECK BY:	JER	FIELD CREW:	CB-MR		
1	01/23/26	CITY RESUBMITTAL		JEN	
2	02/26/26	ALTERNATE LAYOUT		JEN	
3	3/10/26	CITY RESUBMITTAL		JEN	
NO.	DATE	DESCRIPTION		BY	

**From:**  
**To:** [FL Zoning](#)  
**Subject:** J Johnson Development in Washington County (pin# 03.032.21.43.001)  
**Date:** Wednesday, March 25, 2026 2:32:37 PM

---

Dear Forest Lake City Staff,

Please do not allow the project of 20-lot single-family residential development dead-end cul-de-sac by J Johnson Development in Washington County (pin# 03.032.21.43.001) to take place. The proposed road **should** have to connect Hilo Ave N to 235th or 230th Street instead of a cul-de-sac only connected to Hilo Ave N. I live on 233rd Street N and the traffic is already very heavy and dangerous for pedestrians especially the small children playing in the street. In March of this year I was almost struck by a speeding car while walking to my mailbox.

Thank You for Your Consideration  
Tim Saari  
7370 233rd Street N  
Forest Lake, MN 55025

**From:**  
**To:** [Abbi Wittman](#); [FL Zoning](#)  
**Subject:** Preliminary Plat and Variance for Forest View Estates  
**Date:** Monday, March 30, 2026 7:47:13 PM

---

I have concerns that go back 32 years when my husband and I purchased our home. At that time we were told that Hilo Avenue would be developed out to 235th street and the street where the variance is being requested would be a cul-de-sac. Much to our surprise when we were notified of a proposal for 31 houses to be developed. I guess we were just naive newly weds because we thought the cul-de-sac would be four to five homes similar to Hilo Court. The realtors selling the lots gave us this information.

I have the same concerns today as 30 years ago when the first variance request was brought forward. My number one concern is for the safety of the residents of the 41 homes that would have one outlet. Safety in case of a fire, medical emergency or natural disaster. My husband did have a medical emergency that shut down the neighborhood for several hours and one of my neighbors had to be evacuated via an armored vehicle.

I heard the argument that Forest Lake is granting numerous variances to the 600 foot cul-de-sac ordinance. Several developments were mentioned by Jaren Johnson. This instance is different - those are all new developments where the houses are platted out up front. We have an old development that the builder is asking for another variance in addition to the one granted 32 years ago. If I would have known up front 32 years ago that an additional 31 homes were planned, I might not have chosen to build here. Why have this 600 foot ordinance if the city is just going to continue granting variances? The 600 foot ordinance for a cul-de-sac is to ensure public safety and I feel that should be your number one priority.

We already have many vehicles that drive into the neighborhood not knowing that it is not a thorough street. The additional traffic that

another 20 homes will generate will cause even more of a public safety hazard.

I understand that this parcel of land will be developed and I accept that. I just have a real problem with it being developed before another outlet is available.

Sincerely,

Cathy Jaqua  
23161 Hilo Ave. N.

**From:**  
**To:** [FL Zoning](#); [Steven Gilmore](#); [Abbi Wittman](#)  
**Cc:** [Mark Felland](#)  
**Subject:** For the 4/8/26 Planning Commission Meeting: Forest View Estates -- Variance to allow for a dead-end cul-de-sac that exceeds the City's maximum length standard  
**Date:** Wednesday, April 1, 2026 4:51:11 PM

---

This email is a request to DENY the variance request for Forest View Estates (identified by Washington County parcel as PIN 03.032.21.43.0001) to allow for a dead-end cul-de-sac that exceeds the City's maximum length standard. We have been told by city staff that the current Bittersweet II cul-de-sac (measured from the intersection of Henna Ave and 231<sup>st</sup> Street N. to 232<sup>nd</sup> Street N.) is 1,800 feet. The variance requested includes another 1,200 feet for a total cul-de-sac length of 3,000 feet. We have been informed that the current requirement for the length of a cul-de-sac in Forest Lake is 600 feet. A 3,000 foot cul-de-sac is NOT acceptable due to increased traffic and safety reasons.

This parcel, as explained by the current owner (Mike Muske) and the current developer, Jaren Johnson, J Johnson Development, LLC, is the third phase in a development originally designed by William Muske. Documents to provide historical context and recurring concerns from at least one previous attempt to develop the parcel will be provided to city staff in hard copy for dissemination to committee members. These documents are from when the parcel in question was part of the township (at that time the proposed development was called Bittersweet III).

As noted in the proposed preliminary plat map shared with residents at the Applicant/Owner — Neighborhood meeting on 3/25/26 and reiterated by both Mr. Muske and Mr. Johnson, there is no other in/out road for Bittersweet II and Forest View Estates. A 3,000 foot cul-de-sac road with 20 additional houses (for a potential total of 42 houses between Bittersweet II and Forest View Estates) with only one in/out road is NOT safe nor acceptable to Bittersweet I and II residents. Households in Bittersweet II and the proposed Forest View Estates would need to drive through Bittersweet I (Henna or Hayward Aves to 231<sup>st</sup> St. N) or 233<sup>rd</sup> St. N (off N. Shore Trail) to 231<sup>st</sup> St. N. There are over 40 houses in Bittersweet I that would be affected by the increase in traffic if 20 additional homes were added in the Forest View Estates development.

With the increased deliveries to homes, delivery vehicle traffic has greatly increased in the Bittersweet neighborhoods. In fact, one home in Bittersweet II receives at a minimum of 3 deliveries PER DAY. We believe 20 additional homes would greatly increase home and delivery vehicle traffic and pose safety concerns with only one way into/out of the cul-de-sac.

We live at 23130 Hilo Ave. N., Forest Lake. When we purchased our home in October 1994 in the Bittersweet II development, we were told that Hilo Ave. N. would eventually extend to 235<sup>th</sup> St. N; however, the Vik family that owns the property never developed that parcel and the road has never gone through. Discussions with the owner/developer with the Winberg family that owns property on the north side of the proposed development have never provided a viable in/out access for residents in the Bittersweet II and proposed Forest View Estates developments. Residents who attended the 3/25/26 Applicant/Owner — Neighborhood meeting were told by Mr. Muske that the Bittersweet II residents could contact the Vik family and buy the property to put a road in if we wanted.

When the Muske family proposed a very similar preliminary plat for approval in 1996-97 (for the same parcel in question now), residents raised the very same concerns we are addressing this time around — increased vehicle traffic through Bittersweet I, II, and on 233rd St. N. and potential safety issues on an already overlength cul-de-sac. Safety issues that concern residents relate to fire department access, turn around, and temporary water holding/availability as the neighborhoods do not have fire hydrants.

Also, evacuating residents in the case of emergency is also a concern. Bittersweet II is all too familiar with law enforcement evacuation of residents when a Bittersweet II resident experienced a mental health crisis and armed standoff with law enforcement and neighbors had only one route to evacuate the neighborhood — for many, the only route was between law enforcement and the armed individual and residents had to wait for an armored vehicle to safely evacuate and transport the residents. Another exit out of the neighborhood could have reduced the time residents were exposed to an unsafe and traumatic situation.

Because of the traffic and safety impacts on the neighborhoods Bittersweet I, II and 233<sup>rd</sup> St N, two residents in Bittersweet II door knocked on all doors (60+ homes) to inform them of the proposed development. When developments that have this sort of traffic and safety impact on neighborhoods are proposed, the city should inform more residents that are affected so the constituents can participate in the decision making. Only informing residents that are within 350 feet of the development, as in this case, is not adequate. We encourage the city to consider this in the future.

We are available to answer any questions and provide additional information, if needed.

Submitted by Melissa Felland behalf of Melissa & Mark Felland  
23130 Hilo Ave N., Forest Lake, MN

**Staff Note:** The above correspondence received via email from Mr. and Mrs. Felland on 4/1/2026 was supplemented by two (2) hard copy attachments delivered to City staff on 4/2/2026. Said attachments have been incorporated into the record and are included as attachments to this letter.

# Board action kills Bittersweet plan

by Mark Nicklawkske

Associate Editor

The north side of Forest Lake just got a little less crowded.

The 26-home Bittersweet III housing project, planned for an area north of second lake, was scrapped by developers after the Forest Lake Town Board voted to deny a cul-de-sac extension request for the project April 28.

Board members said one of two roads, Hilo or Ideal avenues, must be extended from 235th Street south to the planned housing development on 232nd Street

north of North Shore Trail. If Ideal Avenue is extended, all 26 homes could be built; if Hilo Avenue is extended, about 10 homes could be built.

The ruling land-locked developers William and Mike Muske.

"I guess we've got to live with it," said Mike Muske, after the meeting. "The residents won this one."

Mike Muske said Winberg Farms on 235th Street will not sell property to build an Ideal Avenue connection and Roger Vik, another housing developer, is in no hurry to extend Hilo Avenue on his property. He

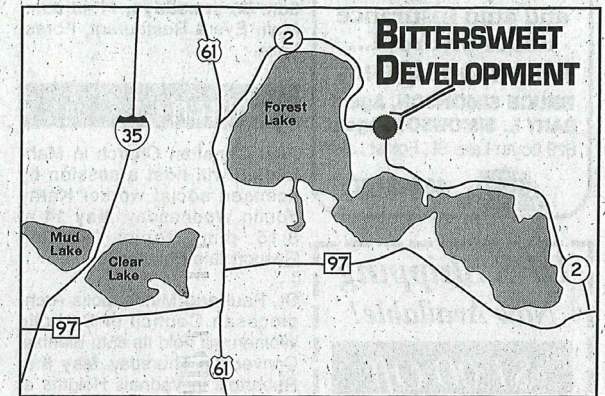
said it wouldn't pay to install Hilo Avenue just to build 10 homes.

"We're just going to end up with a vacant piece of property there for a while," he said.

Residents who opposed the Bittersweet III project said the decision will keep their neighborhood safe from large amounts of traffic and free from heavy construction machinery.

"We're ecstatic," said neighborhood spokesman Jimmy Allen. "Approving this would have been a violation of the law."

*Bittersweet/back page*



## Bittersweet

Friday, May 2, 1997 Page 3

Continued from page 1

Board member Dick Tschida said the variance would have violated two town ordinances for length and number of homes on a cul-de-sac. He said the town board had no choice but to deny the variance request.

"We don't normally grant variances that would lead to a violation of the town ordinances, county ordinances ... even state ordinances," said Tschida after the meeting. "We're sworn to uphold these laws."

Bill Muske said both fire and police officials told him the extension of Hilo Avenue would alleviate safety concerns for the area and, in fact, make current neighborhoods safer. "Most of the traffic is going into Forest Lake," he said. "They're going to be going north to 235th."

Bill Muske said he also had an agreement with Winberg Farms to access construction machinery through the farm

**'They wanted full development on 232nd but that leaves us with too many homes on a cul-de-sac'**

**- DICK TSCHIDA**  
Township Supervisor

field rather than neighborhood roads.

But residents said the Muske project was too big for current roads to handle.

"This isn't an oversized cul-de-sac he's asking for, this is a major development that they want to put in," said Debbie Larson.

Allen said the 60 homes already in the Bittersweet neighborhood generate an average of five vehicle trips per day down the existing Hilo Avenue and Henna Avenue North.

Adding 26 homes would be overwhelming, he said.

Tschida said the board has not prohibited the Muske group from developing its property. He said a Hilo Avenue construction project would allow for eight to 10 homes on 232nd Street.

"They wanted full development on 232nd but that leaves us with too many homes on a cul-de-sac," he said.

Mike Muske said it would not be worthwhile to build a small amount of homes in the area and wait for the Winbergs to sell property for Ideal Avenue.

In other action:

The board approved a free-standing, electronic message board for Forest Lake High School. The 12.5-foot sign will be located east of the Highway 97 and 61 intersection. Athletic Director Doug Peltier said money for the sign was amassed through private fundraising.

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APR 02 2026

BY City of Forest Lake

- Thursday, May 1, 1997 - The Times

# Town of Forest Lake takes action on Bittersweet III

By ANN KAUPPI

Town of Forest Lake Reporter

The Forest Lake Town Board of Supervisors in a vote of 4-1 on Monday, April 28 approved the preliminary plat submitted by William Muske for the proposed development known as Bittersweet III.

The town board tabled action on the preliminary plat approval at its Feb. 24 and April 14 meetings after hearing concerns from residents of both Bittersweet I and Bittersweet II on a previous request made by Muske for a variance for an over-length cul-de-sac for the Bittersweet III development.

The construction of an over-length cul-de-sac would have increased the number of homes in the entire Bittersweet development to 88 with only one outlet. However, the variance for the over-length cul-de-sac was denied at the April 14 town board meeting.

As a result of the safety concerns brought to both the town board and ERA Muske Company, Forest Lake, by Bittersweet residents, William Muske drove both Forest Lake Fire Chief Dave Marquardt and the Washington County Sheriff's office representative for the township through the development

in order to access the safety hazards with the three Bittersweet developments only having one outlet.

In a April 24, letter to Muske, Fire Chief Marquardt outlined two suggestions that would be "in the interest of fire protection and fire fighting operations."

The first suggestion says the Bittersweet III project should not advance until Hilo Ave. is connected through to 235th St. The second suggestion says that the proposed 232nd St. should be in place prior to the construction of any homes.

In the letter, Marquardt states that he would not have any objections to the project if Muske follows the two suggestions.

At Monday night's town board meeting Muske again approached the board and requested preliminary plat approval for his Bittersweet III development. In his request, Muske stated that he would not begin construction until Hilo Ave. is completed to 235th St.

"This is a good start, but if they are going to put in 26 homes the cul-de-sac is still going to be over 800 feet," said Jimmy Allen of 2381 Hilo Ave. "This would be violating what is on the books right now for the State of Minnesota."

If Muske were to go ahead with the entire development after either road is completed a variance for an over-length cul-de-sac would still be needed. The Town of Forest Lake ordinance allows for a maximum 800 foot cul-de-sac.

The cul-de-sac Muske would have to construct for the addition of Bittersweet III would be over 1500 feet.

"I would ask that the board stop and think before a decision is made. There are other people involved with their money, their work, not just Muske's," said another resident of Hilo Ave.

Town board member Richard Tschida made a motion to grant approval of the Bittersweet III development on the condition that if Hilo Ave. is completed then the first 800 feet may be developed. Then, if Ideal Ave. is continued to 235th St., the rest of the project may be completed. However, if Ideal Ave. to 235th St. is completed before Hilo Ave., then Muske may go ahead with the entire project.

Board members Lloyd Nelson, Richard McNamara, Richard Damchik and Tschida voted in favor of Tschida's motion approving the preliminary plat.

Board member Rick Ashbach was the only board member to vote against approval.

"We will probably leave it as it is now," said Mike Muske on Tuesday, in response to the conditions of the board's approval. "It does not make financial sense to develop only the first 800 feet with a dead end."

## Other actions

In other April 28 action, the Forest Lake Town Board of Supervisors:

- Approved a conditional use permit requested by Forest Lake High School Athletic Director Doug Peltier for an electronic sign to be placed on the high school property along Highway 97 east of Highway 61 and west of the school driveway.

- Unanimously approved a request made by James Suchan of Blacksmith Auto Body for a variance to construct a 7,000 square foot addition to his existing building.

- Agreed to change the regular town board meeting from Monday, May 26, to Thursday, May 29. The board changed their meeting date due to the observance of Memorial Day which is May 26.

RECEIVED  
APR 02 2026

City of Forest Lake

**From:**  
**To:** [FL Zoning](#)  
**Subject:** Forest View Estates development variance request  
**Date:** Monday, March 30, 2026 10:23:15 PM

---

Dear Planning Commission,

I am a neighbor of the proposed Forest View Estates development off of Hilo Avenue in the northeast part of town. While I am not opposed to the development of that area, I vigorously oppose it being built without adding another egress road from our neighborhood.

While I appreciate the low density nature of this particular project, that doesn't negate the problem of increased traffic and safe exit in case of an emergency.

The city has regulations for a good reason, and I don't feel like "we want to" is a good enough reason to grant a culdesac variance, especially without a plan to handle new traffic. Safety is a hugely important issue and only having 1 exit for that many homes is dangerous.

I am also concerned that there may be assessments involved if the current infrastructure is found to be lacking.

Please do not grant their request for a variance without requiring a second egress and a guarantee that there won't be any requirements of current homeowners to pay for upgrades in infrastructure.

Sincerely,  
Rebecca Schaefer Wolf

April 01, 2026

Bradley & Gina Jacobsen  
23230 Hilo Ave N  
Resident 20+ years

Statement opposing PIN: 03.032.21.43.0001 Forest View Estates variance application

To the Forest Lake Planning Commission & City Council:

I firstly found it incredible the City notice of this Commission consideration was only distributed to residents within 350 ft. of the intersection of the proposed variance. Clearly a residential expansion of this size will affect many more neighbors than were officially notified. What the City's purpose was in this limited notice is left to conjecture.

We were attracted to Forest Lake and our development in 2005 because of the density and attractiveness of the City planning. The neighborhood has limited traffic, wooded and wetlands, and typical cul-de-sac design. Wildlife was and is abundant. We are very happy with our choice.

The prior statement by the millionaire owner about his family real-estate legacy should have no bearing with this Planning Commission. Nor should any of his relationships with current City officials. In fact, the owner has been denied requests to past Planning Commissions to break planning standards to develop this particular parcel. The owner was certainly aware of the cul-de-sac restrictions when the parcel was purchased. Nothing has changed since the owner was denied variances in the past that should sway this Commission to now violate the density plan for this neighborhood.

The City may find the tax base of this proposal attractive. But, there are other suitable locations in the City where the owner and developer can purchase unoccupied property and if need be, secure a variance, to build a similar 20 home development that will not disrupt and overwhelm an existing community.

Packing 20 residences into this small area, which does not support such a cul-de-sac extension, will fundamentally transform the density and attractiveness of the area. This variance will result in 50-90 or more additional persons in the neighborhood and 50-60 or more vehicles travelling the streets to get in and out. Not to mention the increased delivery and service vehicular traffic and City services requirements. All that impact will substantially negatively affect the current wildlife and quality of life we now enjoy here in Forest Lake.

Had the owner and developer considered a reasonable and typical 3 or 4 residence cul-de-sac, I may not have been in opposition. But obviously that's not the case.

Thank you,



Bradley Jacobsen

**CITY OF FOREST LAKE  
WASHINGTON COUNTY, MINNESOTA**

**PLANNING COMMISSION  
RESOLUTION NO. 04-08-26-01**

**A RESOLUTION APPROVING A VARIANCE FOR THE CONSTRUCTION OF A 1,344 FOOT CUL-  
DE-SAC ON THE PROPERTY LOCATED AT PID 03-032-21-43-0001**

---

**WHEREAS**, the Muske Group (“Owner”) owns the real property located in the City of Forest Lake, Washington County, Minnesota, PID No. 03-032-21-43-0001 (the “Property”) as legally described on Exhibit A; and

**WHEREAS**, the Property is guided and zoned as SF, Single-Family Residential District; and

**WHEREAS**, J. Johnson Development, LLC. (“Applicant”), submitted a complete application to the City of Forest Lake on February 13, 2026, requesting a variance to allow construction of a cul-de-sac approximately 1,344 feet in length, exceeding the maximum permitted length of 600 feet established in the City’s Engineering Design Standards; and

**WHEREAS**, §152.030 of the City Code requires subdivisions comply with the City’s Engineering Design Standards, and the requested variance is necessary to allow deviation from those standards; and

**WHEREAS**, §152.035 of the City Code establishes the criteria and procedures for granting variances from the standards of Chapter 152; and

**WHEREAS**, notice of the public hearing was duly published, posted and mailed in accordance with applicable Minnesota Statutes and City Code; and

**WHEREAS**, Staff recommended approval of the variance request as further articulated in the City Staff Report dated April 8, 2026, which is attached hereto and incorporated by reference, and the Planning Commission adopts the following findings of fact:

1. **Special Circumstances / Reasonable Use.** The subject property contains unique physical characteristics, including its configuration, limited access points, and surrounding development pattern, which restrict roadway design options. Strict application of the cul-de-sac length standard would limit reasonable use of the property for permitted residential development.
2. **Public Health, Safety, and Welfare.** Granting the variance will not be detrimental to public health, safety, or welfare. The roadway will be constructed to City standards, and a future connection to the north is anticipated to improve circulation and emergency access.

- 3. **Flood Hazard.** The variance will not increase flood hazard or flood damage potential, as the project is subject to applicable stormwater and grading requirements.
- 4. **Physical Hardship.** The variance is justified by physical hardship related to the property’s physical constraints and lack of feasible through-street connections.
- 5. **Not Self-Created.** The hardship is not created by the applicant but is inherent to the property and surrounding parcel configuration.
- 6. **Permitted Use.** The proposed single-family residential development is a permitted use in the zoning district.

**WHEREAS,** the Forest Lake Planning Commission considered the request at its April 8, 2026 meeting, reviewed the Staff Report and public testimony and recommends approval of the variance subject to the conditions set forth herein; and

**WHEREAS,** the Planning Commission finds that the requested variance meets the applicable criteria set forth in §152.035; and

**NOW THEREFORE BE IT RESOLVED THAT** the Planning Commission of the City of Forest Lake hereby approves the Variance to allow for the construction of a cul-de-sac the exceeds the maximum permitted length on the Property as described herein, subject to the following conditions of approval:

- 1. If the final plat application is submitted more than 1 year after the date of approval of the associated preliminary plat or after the time allowed in the development agreement, the variance approval shall be considered void.

Adopted by the Planning Commission of the City of Forest Lake this 8<sup>th</sup> day of April, 2026.

**CITY OF FOREST LAKE**

By: \_\_\_\_\_  
 Tim Stender  
 Planning Commission Chair (Acting)

Attest: \_\_\_\_\_  
 Jolleen Chaika  
 Interim City Administrator/City Clerk

**RESOLUTION NO. 04-08-26-01**  
**EXHIBIT A**

**Primary Property Address:**

Unaddressed

**Property Legal Description:**

Section 03 Township 032 Range 021 PT OF SW1/4-SE1/4 & SE1/4- SW1/4 LYING NLY & ELY OF FOLL DESC LN:COM @ NW COR OF E1/2-SE1/4 SW1/4 OF S SEC 3 THN N89DEG42' 00"E ASM BRG ALG N LN OF SD E1/2-SE1/4-SW1/4 A DIST OF 358.90 FT TO POB OF LN TO BE DESC THN S13

**PID:** 03-032-21-43-0001



## STAFF REPORT

**MEETING DATE:** April 8, 2026  
**TO:** Forest Lake Planning Commission  
**STAFF ORIGINATOR:** Michael Birchland, City Planner  
**AGENDA ITEM:** Variance Request – 20703 Keewahtin Ave N  
**60-Day Deadline:** May 4, 2026

Applicant and Owner: William & Jeannette Wittrock  
 Location: 20703 Keewahtin Ave N (PID 24-032-21-14-0002)  
 Zoning District: RR – Rural Residential  
 Comprehensive Land Use Plan: Rural Residential

### **INTRODUCTION:**

The Applicants, William and Jeannette Wittrock, own the parcel located at 20703 Keewahtin Ave N (PID 24-032-21-14-0002). The property is a 0.66-acre parcel and is developed with an existing 1,541 Sq. Ft. single-family dwelling and 584 Sq. Ft. detached garage.



The Applicant is proposing to add a 192 Sq. Ft. porch to the existing house. Per City Code Section 153.089(F)(2), Lake Keewahtin is classified as a Recreational Development Lake. Per City Code Section 153.089(I)(1)(a), structure setbacks from the ordinary high-water level on Recreational Development Lakes are 100 ft. The entirety of the existing house is within the required setback. To add the porch, the applicant is requesting a variance from this provision of the code.

Please refer to the attached application plans and materials for additional details. A public hearing is required for this application, and the Planning Commission serves as the final decision-making body for variance requests within the City of Forest Lake.

**ANALYSIS:**

The subject property is located along the east side of Keewahtin Ave N. The site contains an existing single-family dwelling originally constructed in 1925 and expanded in 1959. In 1991 a variance was granted by Forest Lake Township and Washington County to construct a second level to accommodate three bedrooms and full bath. In 2003, the City of Forest Lake approved another variance to construct a detached two-level garage, a small dining room addition and a porch. The detached garage was constructed but the small addition and the porch were not constructed. Per § 153.036, variances are null and void if no building permit has been issued within 1 year of approval. As a result, the Applicant is requesting a new variance for the porch that was originally approved in 2003.

The property is located in the Shoreland Overlay District and meets all other relevant standards of the Shoreland Overlay District except for the setback requirements. The property currently has an impervious surface coverage of 2125 Sq. Ft. or 7%. The proposed 192 Sq. Ft. porch addition would increase the impervious surface coverage to 8%.

The proposed variance is provided below:

	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
<b>Setbacks from ordinary high water level</b>	<b>100'</b>	<b>47' (house)</b>	<b>47' (porch)</b>

**Review Comments****Engineering**

The City Engineer made no comments on this proposal.

**Fire**

The City Fire Chief made no comments on this proposal.

**Building**

The City Building Inspector made no comments on this proposal.

**Public Works**

The City Public Works Director made no comments on this proposal.

**Public Comment**

As of the writing of this report, City Staff had not received any written public comment about this proposed Variance.

## Findings

Section 153.036 of the Forest Lake Zoning Code outlines the requirements and standards for variances in Forest Lake. Section 153.036 (D) of the Forest Lake Zoning Code states that “the Planning Commission shall not recommend approval of any variance application unless it finds failure to grant the variance will result in practical difficulties for the applicant.”

In deciding whether to grant a variance, the Planning Commission must consider the following criteria as outlined in the Zoning Code. The criteria from the zoning code are listed in bold, followed by staff response in italics.

- a) Because of the particular physical surroundings, shape, or topographical conditions unique to the specific parcel of land involved, a practical difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;**

*The Applicant has identified several unique conditions of the property that create practical difficulties in locating the porch in a way that would meet setback requirements. More particularly, the property’s depth ranges between 131 ft. and 155 ft., with the existing house placed on the shallower side of the lot. Additionally, the City Code Section §153.089(I)(1)(a) requires a 100 ft. setback from the ordinary high water level while §153.068(G)(2) requires a 40 ft. setback from the public right-of-way. These required setbacks exceed the depth of the lot and would prevent the construction of any single-family home or accessory structure on the property.*

- b) The property owner proposes to use the property in question in a reasonable manner not permitted by this chapter. Economic considerations alone (or desire to increase the value or income potential of the land) shall not constitute practical difficulties if reasonable use of the property exists under the terms of this chapter**

*The Applicant is proposing to add a 192 Sq. Ft. addition to the existing house on the property. The Applicant is not proposing a use that is prohibited in the RR Zoning District. Additionally, the porch would not be constructed closer to the ordinary high water level than the existing house and is not substantially increasing the existing nonconformity.*

- c) The plight of the landowner is due to circumstances unique to the property not created by the landowner;**

*The location of the existing house and nonconforming lot dimensions are unique to the property and were not created by the Property Owner. The house was constructed in 1925 and the Applicant took ownership in 1989.*

- d) The granting of the variance will not be detrimental to the public welfare or injurious to other land or improvements in the vicinity of the parcel or land, nor shall it alter the essential character of the locality;**

*The proposed Variance is not expected to adversely impact the surrounding community or alter the character of the area. The proposed porch is meeting required side setbacks and is not impacting the lot to the east.*

- e) **The proposed variance is in keeping with the spirit and intent of this chapter and thus approval of the variance will not: 1. Impair an adequate supply of light and air to adjacent property; 2. Substantially increase the congestion of the public streets; 3. Increase the danger of fire; 4. Endanger the public safety; or 5. Substantially diminish or impair property values within the neighborhood; or 6. Cause drainage issues for an adjacent property.**

*The proposed variance is not expected to create any impacts on supply of light and air to adjacent properties; is not expected to generate any extra vehicle trips to or from the property; increase risk of fire; impair property values in the neighborhood or cause additional drainage issues.*

**RECOMMENDATION:**

Staff recommend the Planning Commission **move to approve Resolution 04-08-26-02, approving a 53-foot rear setback variance for the property located at 20703 Keewahtin Ave North (PID 24-032-21-14-0002).**

1. Applicant shall ensure the site is in compliance with Comfort Lake-Forest Lake Watershed District (CLFLWD) rules/permitting.
2. If building permit application is submitted more than 1 year after the date of approval of the variance, the variance shall be considered void, unless an extension is requested in writing and is granted by the Planning Commission for good cause.

**ATTACHMENTS:**

1. Application Plans and Materials
2. Resolution 04-08-26-02

William and Jeannette Wittrock  
20703 Keewahtin Ave. N  
Forest Lake, MN

Porch Addition Request for Variance  
02/27/26

Exhibition List

- Exhibit 1. Proposal Narrative, Statement of Hardship, Existing Condition Photographs
- Exhibit 2. Site Survey
- Exhibit 3. Plat Map
- Exhibit 4. Architectural Plan, Elevations, Sidewalk Plan
- Exhibit 5. Illustrative Site Plan, Landscape plan

## Exhibit 1 Proposal Narrative and Statement of Hardship

### History

Our home is on four platted lots ,16,17,18 and 19 of Sylvan Shores and Hurd Company Farms on Keewahtin Ave and Keewahtin Lake (Sylvan Lake) and originally platted in July 1924 (see Exhibit 2). Based on the Abstract Title for lots 16 and17, and Certificate of Title for lots 18 and 19, a two-room cabin was constructed around 1928. In 1959 the cabin was expanded to become a two bedroom year-round home.

We purchased the property in 1989 as a full-time residence. In 1991 a variance was granted by Forest Lake Township and Washington County to construct a second level to accommodate three bedrooms and full bath. In 2003 Forest Lake City granted a variance to construct a detached two-level garage, a small dining room addition and a porch. The detached garage was constructed but the small addition and the porch were not constructed.

### Statement of Hardship

Keewahtin Lake (Sylvan Lake) is designated as a Recreational Development Lake in the Forest Lake 153.089 SHORELAND OVERLAY DISTRICT ordinance. This ordinance requires a lot size of 1.5 acres and a shoreline setback of 100 feet. The 1928 platted property and existing structures do not meet the lot size requirement and lakeshore setback requirements. Any improvements to our home require a variance from the ordinance.

Because of circumstances unique to this property, strict enforcement of lot size and shoreland setback requirements create an undue hardship. We respectfully request a variance from the lot size and shoreland setback requirements.

The design intent of the porch addition is to be compatible with the existing essential character of the residential neighborhood and, as a riparian property owner, keep with the spirit and intent of the Keewahtin Lake (Sylvan Lake) Recreational Development designation.

We propose to construct an attached 24' long and 8' wide, 192 SF open-sided, roofed porch attached to the existing front entry façade, a permeable paver sidewalk, and planting areas. The porch will not increase the building footprint towards lake. The porch will be constructed with concrete pier footings, treated wood floor joists, reclaimed redwood floor deck, cedar wood columns, exposed wood roof joists with exposed wood deck, and metal standing seam roof. Permeable paver sidewalk will extend to the existing lower-level garage entry, run along the porch front and connect to the existing permeable paver patio and walk (See pages 3-6 for photos of existing context). Stone stair treads will be located on the south and west porch sides. A planting bed will be located along the front side of the porch. All existing trees will be maintained.

William Wittrock

Jeannette Wittrock



A. Front



B. Front



C. Road View

D. Side View



E. Permeable Paver Garage Driveway



F. Permeable Paver Parking Pad



G. Permeable Paver Patio



H. Permeable Paver Sidewalk



# CERTIFICATE OF SURVEY

P.O. Box 37  
Forest Lake, MN 55025

HULT & ASSOCIATES, INC.  
Surveyors, Engineers, Planners  
& Wetland Delineators

DALE F. HEBEISEN  
Minn. Lic. No. 13590

Phone: 651.464.3130  
Fax: 651.464.4822  
E-mail: hult@mfra.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.

DATE: 4/24/2003  
DATE REVISED: 9/23/2003  
REVISED 2/23/2026 BY OWNER

HULT & ASSOCIATES, INC. by \_\_\_\_\_  
DALE F. HEBEISEN, Minnesota Licensed Land Surveyor

## SURVEY FOR: BILL WITTRICK

LOTS 16, 17, 18 & 19 OF  
SYLVAN SHORES AND HURD COMPANY FARMS,  
WASHINGTON COUNTY, MINNESOTA

NOTE:  
THIS DRAWING TO BE USED FOR BUILDING PERMIT PURPOSES ONLY.

NOTE:  
THERE MAY BE EASEMENTS NOT SHOWN HEREON.

NOTE:  
THERE MAY BE PERVIOUS DECKS, LANDSCAPE GARDENS, ETC.  
NOT SHOWN HEREON.

NOTE:  
THERE MAY BE WETLANDS THAT ARE NOT SHOWN HEREON.  
WETLAND DELINEATION WAS NOT A PART OF THIS SURVEY.

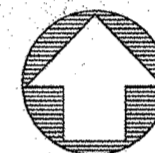
TOTAL LOT AREA = 29,135± SQ. FT.

IMPERVIOUS AREAS

TOTAL EXISTING IMPERVIOUS = 2125± SQ. FT. (7%±)

TOTAL IMPERVIOUS AFTER ADDITIONS: 2125 + 192 = 2317± SQ. FT. (8%±)  
EXIST PROPOSED PORCH

TOTAL PERVIOUS PAVEMENT EXIST & PROPOSED ± 2210 SF (8%±)



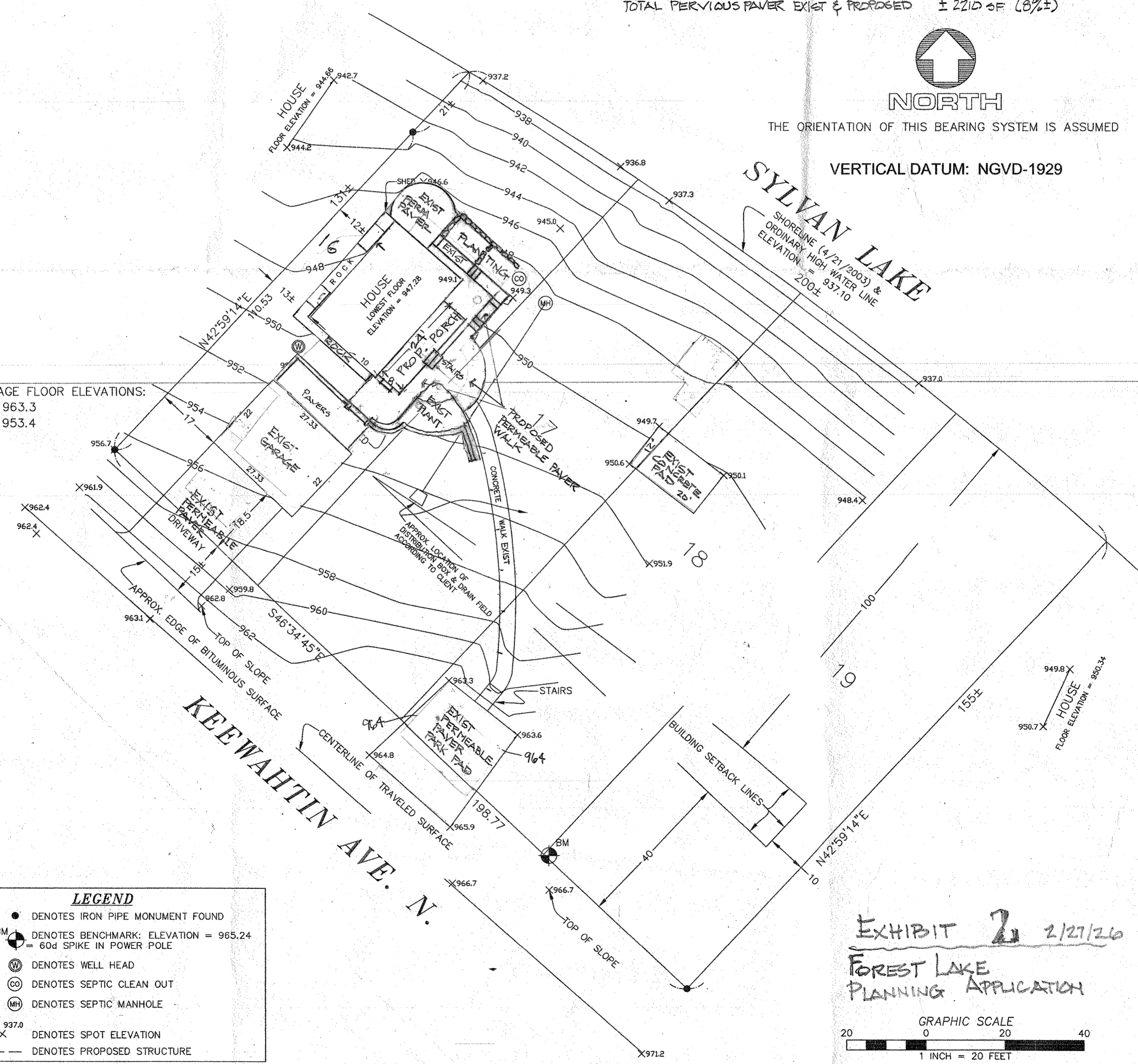
NORTH

THE ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED

VERTICAL DATUM: NGVD-1929

SYLVAN LAKE  
SHORELINE (4/21/2003) &  
ORDINARY HIGH WATER LINE  
ELEVATION = 937.10  
200±

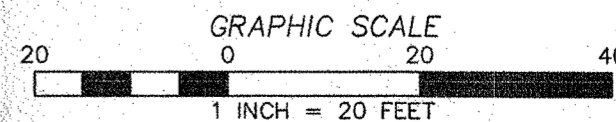
EXISTING GARAGE FLOOR ELEVATIONS:  
UPPER LEVEL: 963.3  
LOWER LEVEL: 953.4

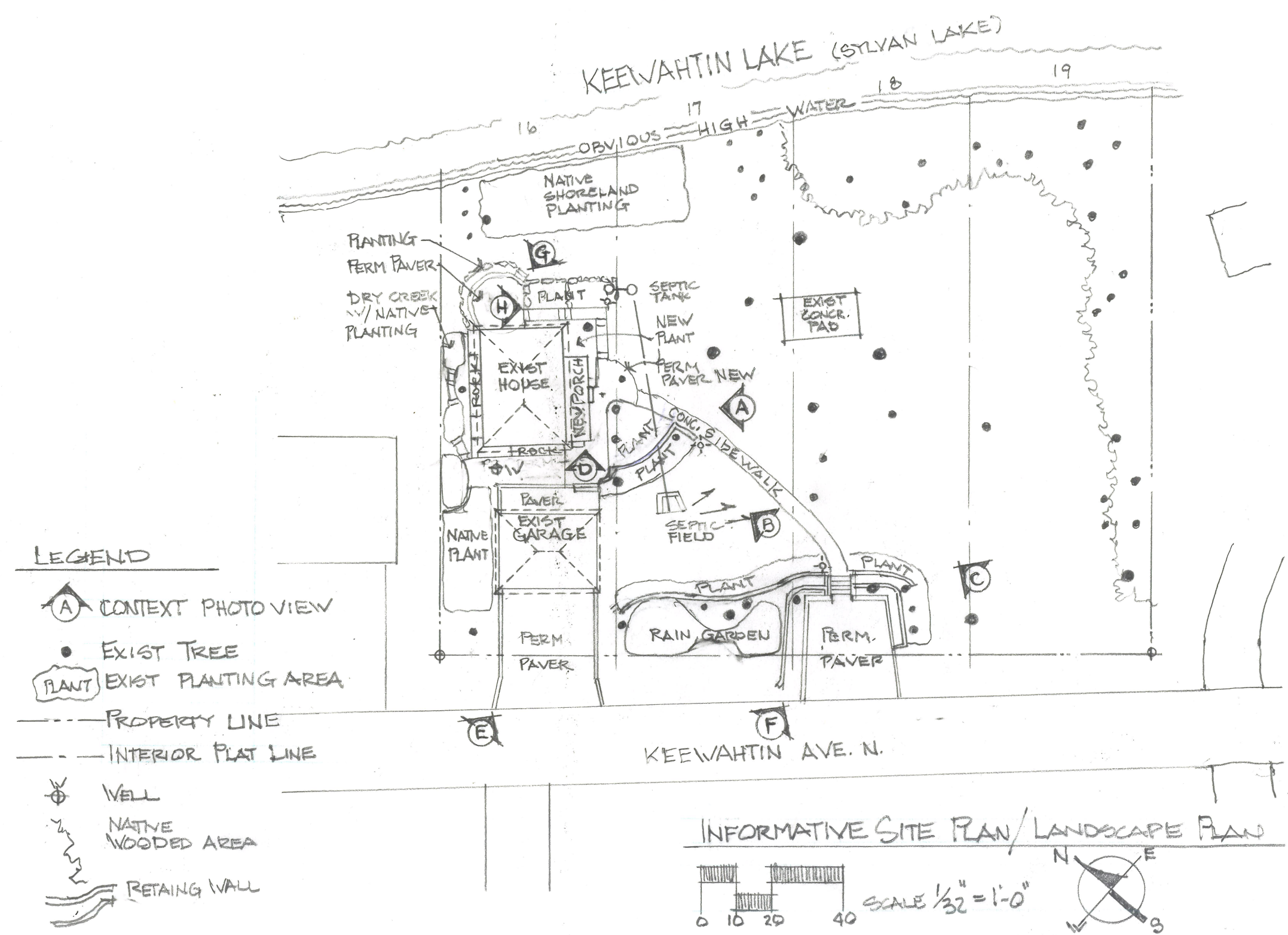


### LEGEND

- DENOTES IRON PIPE MONUMENT FOUND
- BM ● DENOTES BENCHMARK: ELEVATION = 965.24  
= 60d SPIKE IN POWER POLE
- ⊙ DENOTES WELL HEAD
- ⊙ DENOTES SEPTIC CLEAN OUT
- ⊙ DENOTES SEPTIC MANHOLE
- X 937.0 DENOTES SPOT ELEVATION
- DENOTES PROPOSED STRUCTURE

EXHIBIT 2 2/27/26  
FOREST LAKE  
PLANNING APPLICATION





Project No \_\_\_\_\_

Drawn By \_\_\_\_\_

Date 2.27.26

Sheet No \_\_\_\_\_

EXHIBIT  
5

# SYLVAN SHORES

AND

# HURD COMPANY FARMS

SURVEYED JULY 1924

HARRY S. TODD SUR.

Scale - 1 inch = 200 ft.

Know All Men By These Presents :-

That the HURD COMPANY a Corporation under the laws of the State of Minnesota, owners and proprietors of the following described property lying and being in Section 24 of Township 32 N Range 21 W and more particularly described as follows to-wit: The East half (E 1/2) of the (N 1/4) Northeast quarter, The (S 1/4) Southwest quarter of the (N 1/4) Northeast quarter, that portion of the (N 1/4) Northwest quarter of the (N 1/4) Northeast quarter lying East and South of the Forest Lake - Scandia Highway and that part of the (E 1/2) East half of the (N 1/4) Northwest quarter lying East and South of the Forest Lake - Scandia and Forest Lake - Stillwater Highways. Excepting that 19 acres deeded to Arthur L. Rengquist, recorded in book 102 of deeds on page 71, and excepting that 20 Acres deeded to George R. Folseth recorded in Book 100 of Deeds on page 2, have caused the same to be surveyed and platted as shown on the annexed plat and to be now and hereafter known and described as SYLVAN SHORES and HURD COMPANY FARMS, and it does hereby dedicate to the public for the public use forever all Avenues, Streets, Driveways, Parkways and walks as shown on the annexed plat. In testimony whereof, the said Corporation has caused these presents to be executed in its corporate name by its President and its Secretary and its corporate seal to be hereunto affixed this 28th day of FEBRUARY A.D. 1924.

Signed, sealed, and delivered in presence of  
 \_\_\_\_\_ Hurd Company President  
 \_\_\_\_\_ Secretary

State of Minnesota } ss.  
 County of Washington }

on this 28th day of February A.D. 1924 Before me, a Notary Public within and for said County, personally appeared \_\_\_\_\_ and \_\_\_\_\_ to me personally known, being each by me duly sworn and they are respectively the President and the Secretary of the corporation named in the foregoing instrument and that the seal affixed to said instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said \_\_\_\_\_ and \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said Corporation.

\_\_\_\_\_ Notary Public  
 My Commission expires \_\_\_\_\_

I, Harry S. Todd, Civil Engineer and Surveyor do hereby certify that I have surveyed the tract of land above described and that the annexed plat is a true representation of such survey, that all courses and distances and angles are correctly shown on the plat, that all monuments and distances of future surveys are correctly placed in the ground as shown on the plat, that the topography of the ground is correctly shown and that there are no wet lands or public highways other than as shown on the map.

Harry S. Todd  
 Surveyor

Subscribed and sworn to before me this 28th day of February A.D. 1924  
 \_\_\_\_\_ Notary Public  
 My Commission expires \_\_\_\_\_

State of Minnesota } ss.  
 County of Washington }  
 At a meeting of the Board of County Commissioners of Washington County Minnesota, held at Stillwater on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1924, the annexed plat was presented and approved for record.

County Auditor Washington Co. Minnesota  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1924 at \_\_\_\_\_ M

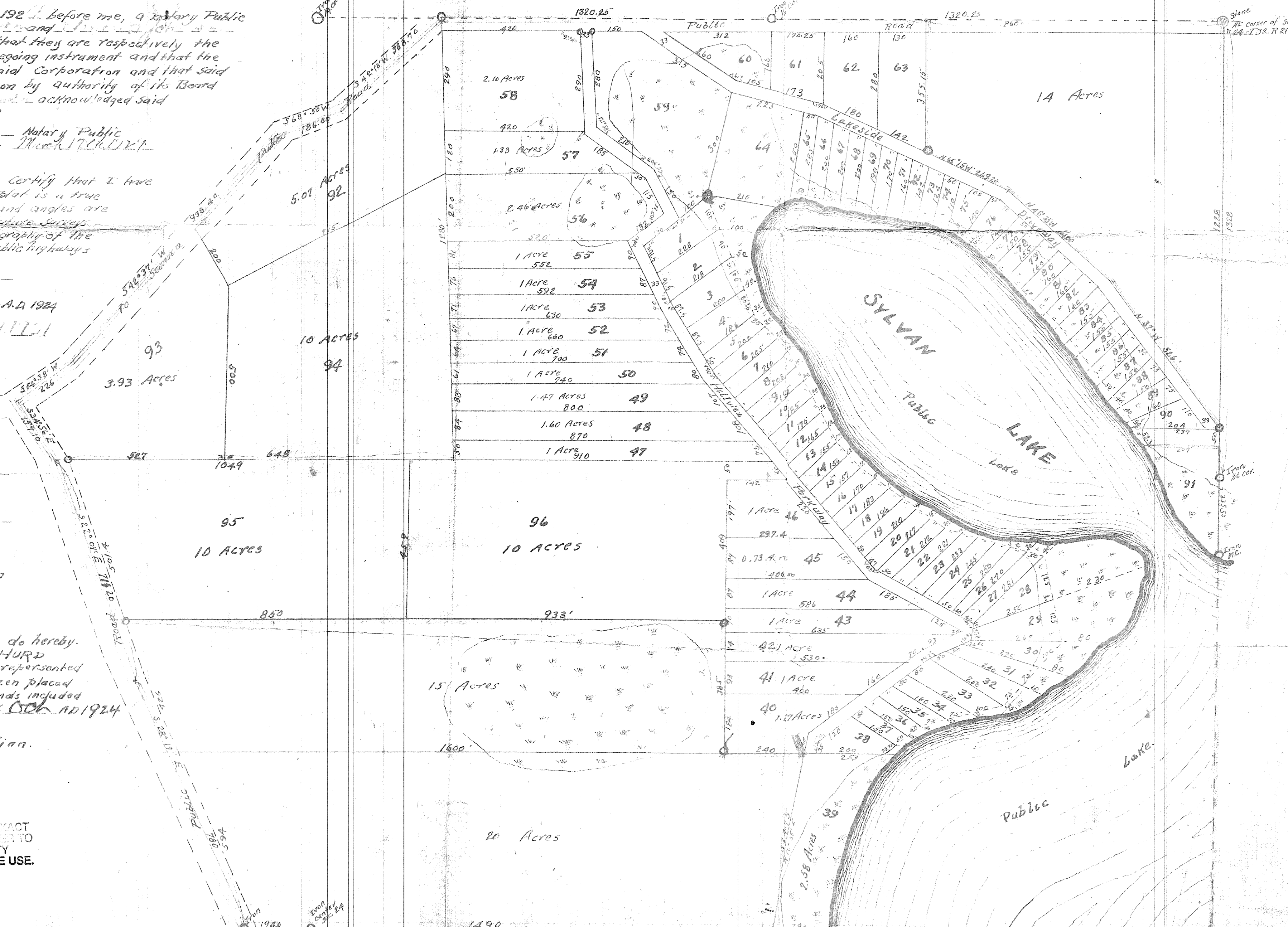
Register of Deeds Washington Co. Minn.  
 Taxes paid and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1924  
 \_\_\_\_\_ County Auditor, Washington Co. Minn.

I hereby certify that the taxes for the year \_\_\_\_\_ on lands herein described have been paid  
 \_\_\_\_\_ County Treasurer, Washington Co. Minn.

Lewis W. Clarke, County Surveyor of Washington County, Minn. do hereby certify that I have examined the plat of SYLVAN SHORES and HURD COMPANY FARMS hereto attached and that all distances are as represented that iron and stone monuments, for use in future surveys, have been placed in the ground as shown on the plat and that there are no wet lands included in the plat except as shown. Witness my hand this 28th day of FEBRUARY A.D. 1924

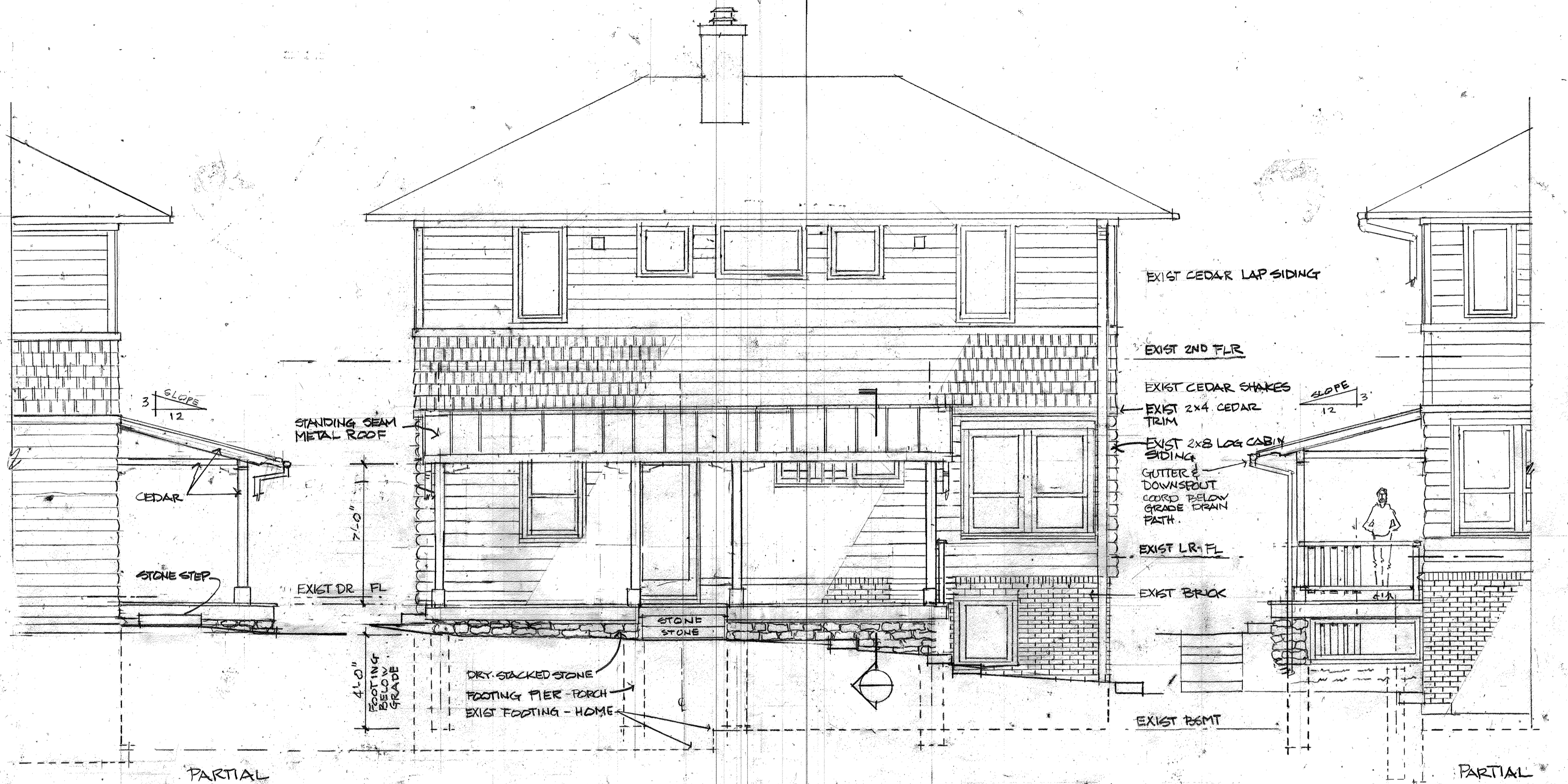
Lewis W. Clarke  
 County Surveyor, Washington Co. Minn.

**CAUTION**  
 THIS PLAT MAY NOT BE CONTACT COPY OF THE ORIGINAL TO OFFICIAL PLAT IN COUNTY RECORDER'S OFFICE BEFORE USE.



FOREST LAKE PLANNING APPLICATION 2/27/26  
 SYLVAN SHORES & HURD COMPANY FARMS

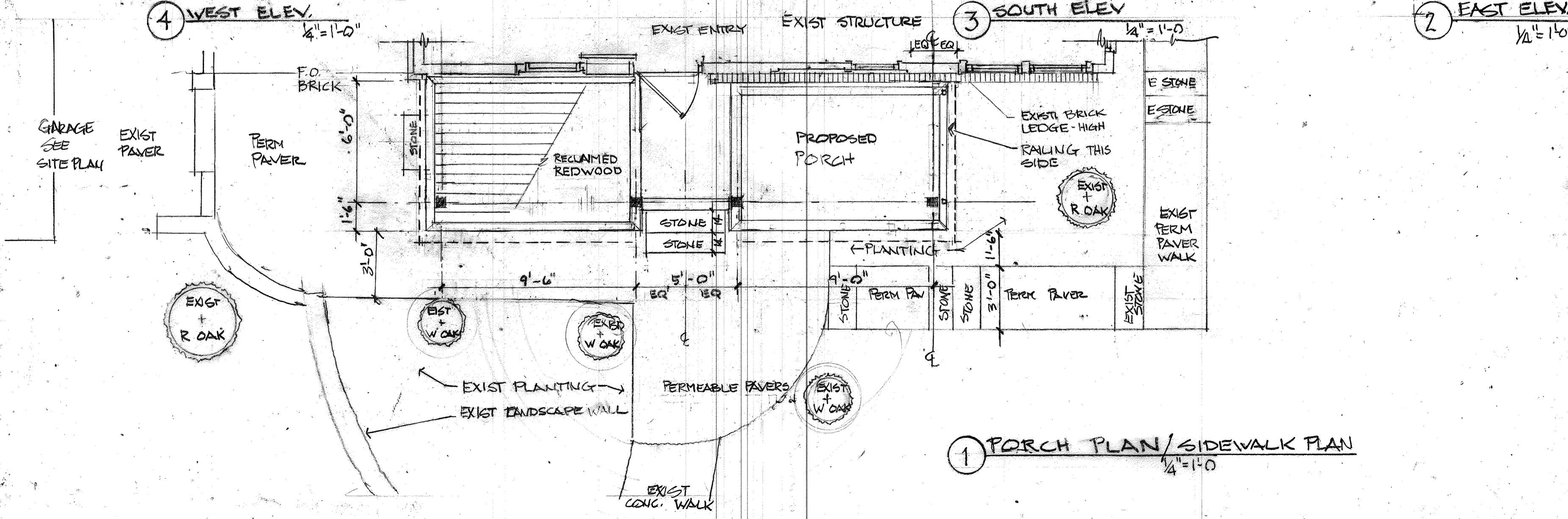
EXHIBIT B



4 PARTIAL WEST ELEV. 1/4" = 1'-0"

3 SOUTH ELEV. 1/4" = 1'-0"

2 PARTIAL EAST ELEV. 1/4" = 1'-0"



1 PORCH PLAN/SIDEWALK PLAN 1/4" = 1'-0"

WITTROCK PORCH ADDITION

EXHIBIT 4  
2/27/26  
P&Z APPLICATION

DATE 2-27-26

SHEET No.

AI

**CITY OF FOREST LAKE  
WASHINGTON COUNTY, MINNESOTA**

**PLANNING COMMISSION  
RESOLUTION NO. 04-08-26-02**

**A RESOLUTION APPROVING A 53-FOOT REAR SETBACK VARIANCE FOR THE CONSTRUCTION OF  
AN ATTACHED PORCH AT THE PROPERTY LOCATED AT 20703 KEEWAHTIN AVE N**

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**WHEREAS**, WILLIAM & JEANNETTE WITTRUCK (“Owners”) owns the real property located at 20703 Keewahtin Ave N, Forest Lake, Washington County, Minnesota, PID No. 24-032-21-14-0002 (the “Property”) as legally described on Exhibit A; and

**WHEREAS**, applicant WILLIAM WITTRUCK (“Applicant”), submitted a complete application to the City of Forest Lake on March 2, 2026, requesting a 53.0 foot ordinary high water level setback variance to allow the addition of a porch on the Property (the “Variance”); and

**WHEREAS**, following publication and mailing of required notices, the Planning Commission held a duly noticed public hearing on April 8, 2026, at which all persons wishing to speak were provided an opportunity to be heard; and

**WHEREAS**, upon review of the request, the Planning Commission found that the Variance met the practical difficulty criteria contained in City Code §153.036(D)(1)(a–e).

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Forest Lake hereby approves an Ordinary High Water Level Setback variance of 53.0 feet, allowing a 47.0-foot setback from the Property’s ordinary high water level line with the following conditions:

1. Applicant shall ensure the site is in compliance with Comfort Lake-Forest Lake Watershed District (CLFLWD) rules/permitting.
2. If building permit application is submitted more than 1 year after the date of approval of the variance, the variance shall be considered void, unless an extension is requested in writing and is granted by the Planning Commission for good cause.

Adopted by the Planning Commission of the City of Forest Lake on the 8th day of April, 2026.

**CITY OF FOREST LAKE**

By: \_\_\_\_\_  
Tim Stender, Planning Commission Chair (Acting)

Attest: \_\_\_\_\_  
Jolleen Chaika  
Interim City Administrator/City Clerk

**RESOLUTION NO. 04-08-26-02  
EXHIBIT A**

**Primary Property Address:**

20703 Keewahtin Ave N, Forest Lake, Washington County, Minnesota

**Property Legal Description:**

SYLVAN SHORES AND HURD COMPANY FARMS LOTS 16, 17, 18, AND 19

**PID:** 24-032-21-14-0002



## STAFF REPORT

**MEETING DATE:** April 8, 2026  
**TO:** Forest Lake Planning Commission  
**STAFF ORIGINATOR:** Michael Birchland, City Planner  
**AGENDA ITEM:** Variance Request – 4844 210<sup>th</sup> St N

Applicant: James Larson  
 Owner: Janice Bostrom  
 Location: 4844 210<sup>th</sup> St N (PID 18-032-21-43-0004)  
 Zoning District: SF – Single Family Residential  
 Comprehensive Land Use Plan: Single Family

### **INTRODUCTION:**

The Applicant, James Larson, is submitting on behalf of Janice Bostrom, who owns the parcel located at 4844 210<sup>th</sup> St N (PID 18-032-21-43-0004). The property is a 0.27-acre parcel and is currently vacant.

The Applicant is proposing to build a 2,252 Sq. Ft. single family house and a 480 Sq. Ft. detached garage. The request includes two variances: (1) a 1-foot side yard setback variance, and (2) a 5% impervious surface coverage variance.

Per City Code Section 153.069(G)(2), side setbacks for principal structures are 10 ft. The proposed house would have 9 ft. setbacks. The applicant is requesting variances from these provisions of the code.

Additionally, per City Code Section 153.089(S)(1)(b), the maximum impervious coverage on a nonconforming lot may be 30% but no more than a total square footage of 3,750. The proposed project would have an impervious surface coverage of 4,393 Sq. Ft. or 35%.

A public hearing is required for this application, and the Planning Commission serves as the final decision-making body for variance requests within the City of Forest Lake. While both variance requests are evaluated under the same statutory criteria, staff find that the requests result in different outcomes based on the specific facts of the proposal.

### **ANALYSIS:**

The subject property is located along the north side of 210<sup>th</sup> St N. The site is currently vacant. A previous house was demolished in 2021. The property is located in the Shoreland Overlay District. The lot has access to sanitary sewer and does not have access to city water. The lot has a nonconforming area and width per Single Family district standards. Lots with nonconforming

areas in the Shoreland Overlay are allowed a maximum of 30% or 3,750 Sq. Ft. of impervious surface coverage. As proposed, the Applicant's impervious surface coverage would be:

Impervious Surface Calculations	
Total Lot Area	12,550 Sq. Ft.
Proposed House	2,252 Sq. Ft.
Proposed Porch	192 Sq. Ft.
Proposed Sidewalk	205 Sq. Ft.
Proposed Driveway	1,048 Sq. Ft.
Proposed Detached Garage	480 Sq. Ft.
Proposed Patio	216 Sq. Ft.
Total Impervious	4,393 Sq. Ft.
	35%

The proposed variance is provided below:

	Requirement	Proposed
<b>Impervious Surface</b>	<b>30% or 3,750 Sq. Ft</b>	<b>35% or 4,393 Sq. Ft.</b>

	Requirement	Proposed
<b>Side Yard Setback</b>	<b>10'</b>	<b>9'</b>

## Review Comments

### Engineering

The City Engineer commented on historical drainage issues on lots adjacent to the lake and indicated that additional review of the grading plan and drainage would be reviewed at time of building permit.

### Fire

The City Fire Chief made no comments on this proposal.

### Building

The City Building Inspector indicated that the tree preservation requirement from the 2021 building demolition will be carried forward for any future development. Staff have incorporated a condition requiring that two deciduous trees of not less than 1.5" caliper inches must be planted on the property to meet this requirement.

### Public Works

The City Public Works Director made no comments on this proposal.

## Public Comment

As of the writing of this report, City Staff had not received any written public comment about this proposed Variance.

## Findings

Section 153.036 of the Forest Lake Zoning Code outlines the requirements and standards for variances in Forest Lake. Section 153.036(D) states that the Planning Commission shall not approve a variance unless it finds that failure to grant the variance will result in practical difficulties for the applicant.

In deciding whether to grant a variance, the Planning Commission must consider the following criteria as outlined in the Zoning Code. The criteria from the zoning code are listed in bold, followed by staff response in italics.

### Side Yard Setback Variance

- a) **Because of the particular physical surroundings, shape, or topographical conditions unique to the specific parcel of land involved, a practical difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;**

*The lot width of approximately 50 feet is significantly narrower than the required 100 feet and is a condition not created by the applicant. This results in a practical difficulty in meeting the required 10-foot side yard setbacks..*

- b) **The property owner proposes to use the property in question in a reasonable manner not permitted by this chapter. Economic considerations alone (or desire to increase the value or income potential of the land) shall not constitute practical difficulties if reasonable use of the property exists under the terms of this chapter**

*The applicant is proposing construction of a single-family dwelling consistent with the underlying zoning district. Staff find this to be a reasonable use of the property.*

- c) **The plight of the landowner is due to circumstances unique to the property not created by the landowner;**

*The nonconforming lot width and area are conditions unique to the property and were not created by the current property owner.*

- d) **The granting of the variance will not be detrimental to the public welfare or injurious to other land or improvements in the vicinity of the parcel or land, nor shall it alter the essential character of the locality;**

*The requested 1-foot reduction in side setback is minimal and is not expected to alter the character of the neighborhood or impact adjacent properties.*

- e) **The proposed variance is in keeping with the spirit and intent of this chapter and thus approval of the variance will not: 1. Impair an adequate supply of light and air to**

adjacent property; 2. Substantially increase the congestion of the public streets; 3. Increase the danger of fire; 4. Endanger the public safety; or 5. Substantially diminish or impair property values within the neighborhood; or 6. Cause drainage issues for an adjacent property.

*The request is consistent with the intent of the zoning code and is not expected to create impacts related to light, air, safety, or property values.*

#### Impervious Surface Coverage Variance

- a) **Because of the particular physical surroundings, shape, or topographical conditions unique to the specific parcel of land involved, a practical difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;**

*While the lot is nonconforming, the zoning code already provides a modified standard allowing up to 30% impervious surface coverage or 3,750 square feet. Staff find that this provision accounts for the property's constraints, and additional relief is not warranted.*

- b) **The property owner proposes to use the property in question in a reasonable manner not permitted by this chapter. Economic considerations alone (or desire to increase the value or income potential of the land) shall not constitute practical difficulties if reasonable use of the property exists under the terms of this chapter**

*Staff find that reasonable use of the property exists under the Zoning Code without the requested variance. The proposed site plan could be modified to reduce impervious surface coverage, including removal of the detached garage or reduction in driveway area.*

- c) **The plight of the landowner is due to circumstances unique to the property not created by the landowner;**

*The nonconforming nature of the lot is not created by the landowner; however, the request for additional impervious coverage is driven by site design choices rather than unique physical constraints.*

- d) **The granting of the variance will not be detrimental to the public welfare or injurious to other land or improvements in the vicinity of the parcel or land, nor shall it alter the essential character of the locality;**

*The property is located within the Shoreland Overlay District, where impervious surface limitations are intended to protect water quality and manage stormwater. Increasing impervious surface beyond code limits may contribute to drainage impacts.*

- e) **The proposed variance is in keeping with the spirit and intent of this chapter and thus approval of the variance will not: 1. Impair an adequate supply of light and air to adjacent property; 2. Substantially increase the congestion of the public streets; 3.**

**Increase the danger of fire; 4. Endanger the public safety; or 5. Substantially diminish or impair property values within the neighborhood; or 6. Cause drainage issues for an adjacent property.**

*The request is not consistent with the intent of the Shoreland Overlay standards, which are designed to limit impervious surface coverage. Approval would exceed the relief already granted to nonconforming lots under the code.*

**RECOMMENDATION:**

While both variance requests are evaluated under the same practical difficulty criteria, staff find that the requests yield different outcomes based on the specific facts of the proposal, including the availability of reasonable alternatives and the intent of the Shoreland Overlay standards.

Following the public hearing and consideration of the record, staff recommend the Planning Commission take the following actions:


1. **Approve Resolution No. 04-08-26-03, approving a 1-foot side yard setback variance with the following conditions:**
  - a. The applicant or owner shall receive all necessary City, County, State, and Rice Creek Watershed District permits prior to starting any site work.
  - b. If a building permit application is not submitted within 1 year after the date of approval of the variance, the variance shall be considered void, unless an extension is requested in writing and is granted by the Planning Commission for good cause.
  - c. Two deciduous trees of not less than 1.5" caliper inches must be planted on the property prior to issuance of the certificate of occupancy.; and
2. **Approve Resolution No. 04-08-26-04, denying a 5% impervious surface coverage variance.**

**ATTACHMENTS:**

1. Application Plans and Materials
2. Resolution 04-08-26-03
3. Resolution 04-08-26-04



**Legend**

-  City Limits
-  Parcels 01/19/2026
-  Lot Lines
- Aerials2025**
-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3

**PZ26-1414**  
**Larson/Bostrom**  
**Variance**



**Disclaimer:**

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Forest Lake is not responsible for any inaccuracies herein contained.



Janice Bostrom/James Larson  
19794 Falk Ave N  
Forest Lake, MN 55025

### **Variance Request:**

The property at 4844 210<sup>th</sup> ST N is a non-conforming lot per Forest Lake City Ordinance. The owner proposes to use the property in question in a reasonable manner. Our goal is to build a modest home that we can live in for the next 30 years, God willing. The granting of the variances will not be detrimental to the surrounding homes. The beautiful new home, detached garage, and Landscaping will enhance the property values and character of the neighborhood, without being ostentatious or overbearing. It will fit nicely into the neighborhood and promote the cottage lakeside feel of other homes in the area.

### **Please consider the following variances:**

**10' Side setback:** We are trying to build an efficient home and floor plan that provides for 1 story living with kitchen, dining, living, bed, bath and laundry on the main floor. In designing the home, we have two options. With 9' setbacks on either side, we can create a front entrance and hallway that doesn't require an encroaching sidewalk and side entrance. The rooms and hallways become too cramped at 30' but at 32' we can accommodate the potential need of wheelchair access. A 3' wide sidewalk along the outside of the house to access a side entrance would extend the impervious encroachment 3' toward one of the neighbors. By ordinance, we can cantilever a bump out 2' to either side of the house. With a bump out on each side and a 3' sidewalk, the total width could be 37', by ordinance. We will forgo the bump outs and the walk to maintain 32' of total width, 5' less than what is allowed by ordinance. We talked to our neighbors about this plan, and they thought it made good sense.

**30% Impervious Lot Coverage:** The property is unique in that it is only 50 feet wide and 12,550 sq. ft. in total area, as opposed to a conforming lot width of 100 feet and 25,000 sq. ft. The total impervious area of the plan is 4,393 sq. ft., or 35.00%. The same coverage on a conforming lot would be 17.57%.

We are working with the Rice Creek Watershed District to design a landscape plan that would ensure proper drainage and stormwater management. Lori Tella is the Landscape Restoration Specialist with Washington Conservation District assigned to our project. Lori met with us at the lot, reviewed our plans and survey, and has provided recommendations to ensure proper handling of stormwater drainage. Attached is a Clean Water Plan from the Rice Creek Watershed District.

Throughout the planning stage we have made every effort to adhere to 30% impervious area yet still provide one floor living. We would have loved to have bigger rooms, a second main floor bedroom and an office but were already pushing the limit. We eliminated these rooms to save area, reduced the size of the garages, and narrowed the driveway and walks. Building a home commensurate with an expensive yet small lake lot is no easy task. Our alternative was to build up, which our neighbors would not have been happy about.

**Summary:**

Per City Ordinance, “As used in connection with the granting of a variance, PRACTICAL DIFFICULTIES means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning code.”

- (a) The property is a non-conforming lot according to ordinance. The lot is only 50 feet wide and 12,550 sq. ft. in total area, as opposed to a conforming lot width of 100 feet and 25,000 sq. ft. in total area. Because the lot is non-conforming, adherence to the same set of codes as a conforming lot causes PRACTICAL DIFFICULTIES. As a lake lot, additional restrictions exist by ordinance.
- (b) Reasonable today is having garage space that allows for cars, lawn and snow removal equipment, and specifically on the lake, a boat or other recreational equipment.
- (c) The property is unique in that it is non-conforming and would not be allowed by current ordinance.
- (d) The granting of a variance will NOT be detrimental to public welfare or injurious to other homes in the vicinity and will actually enhance the character of the locality.
- (e) Granting of the Proposed variances are in keeping with the spirit and intent of city ordinances and will NOT:
  - 1. Impair an adequate supply of light and air to adjacent properties. The proposed house is 1 ½ stories, with the second floor built into the roofline. The detached garage will be one story without any living space in the roofline. The home will not tower over any homes in the area and is in keeping with neighboring homes.
  - 2. Substantially increase the congestion of public streets.
  - 3. Increase the danger of fire in any way.
  - 4. Endanger the public safety in any way.
  - 5. Diminish or impair property values and will in fact enhance the neighborhood and contribute to higher property values.
  - 6. Cause drainage issues for an adjacent property. We are working with the Rice Creek Watershed District to create runoff plans, downspouts, and rain gardens to mitigate drainage issues.

# Certificate of Survey:

FOR: **James Larson**

PROPERTY DESCRIPTION

Lot 4, Lakeview Grove, Washington County, Minnesota.

PROPERTY ADDRESS:

4844 210th St. NW.

Forest Lake, MN 55025 **BENCHMARK**

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MN-Dot ALUMINUM ROD AT TRUNK HIGHWAY 97 MILEPOINT 0.85, 50.5 FEET SOUTH OF TRUNK HIGHWAY 97 FOG LINE, 0.1 MILE EAST OF EVERTON AVENUE, 1.5 FEET NORTH OF WITNESS POST.

ELEVATION = 908.02 Feet (NAVD1988)

PROPOSED ELEVATIONS

GARAGE FLOOR = 896.4  
 TOP OF BLOCK = 896.8  
 LOWEST FLOOR = 896.8  
 DETACHED GAR FL=896.5  
 DETACHED GAR TOB=896.9

LEGEND

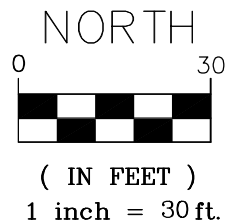
- ohw DENOTES ORDINARY HIGH WATER
- 899.1 DENOTES PROPOSED ELEVATION
- x905.0 DENOTES EXISTING ELEVATION
- DENOTES PROPOSED CONTOUR
- DENOTES EXISTING CONTOUR
- ===== DENOTES PROPOSED RETAIN WALL
- ← DENOTES DIRECTION OF DRAINAGE
- ⊗ DENOTES 12" METAL SPIKE SET
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPE SET
- DENOTES BITUMINOUS
- DENOTES CONCRETE

NOTES

- VERTICAL DATUM IS BASED ON BM SHOWN.
- FIELD SURVEY CONDUCTED ON OCT. 19, 2018.
- BEARING'S SHOWN ARE BASED ON WASHINGTON COUNTY DATUM.
- CONTRACTOR TO VERIFY HOUSE DIMENSIONS, AND SEWER AND BASEMENT DEPTHS.
- FINISHED GRADE 10 FEET FROM PROPOSED BUILDING SHALL BE 0.5 FEET LOWER THAN THE FINISHED GRADE AT THE BUILDING.
- FINISHED GRADE ELEVATIONS ARE TO FINISHED SURFACE WITH TURF ESTABLISHMENT.
- DRIVEWAY IS SHOWN AS REQUESTED BY CLIENT. PLEASE VERIFY DESIGN AND LOCATION WITH CITY BUILDING DEPT.
- HOUSE IS A 1-1/2 STORY SLAB ON GRADE WITH GARAGE NORMAL
- DROP FOOTINGS TO ADJUST FOR LOWERED ADJACENT GRADE.

AREA CALCULATIONS

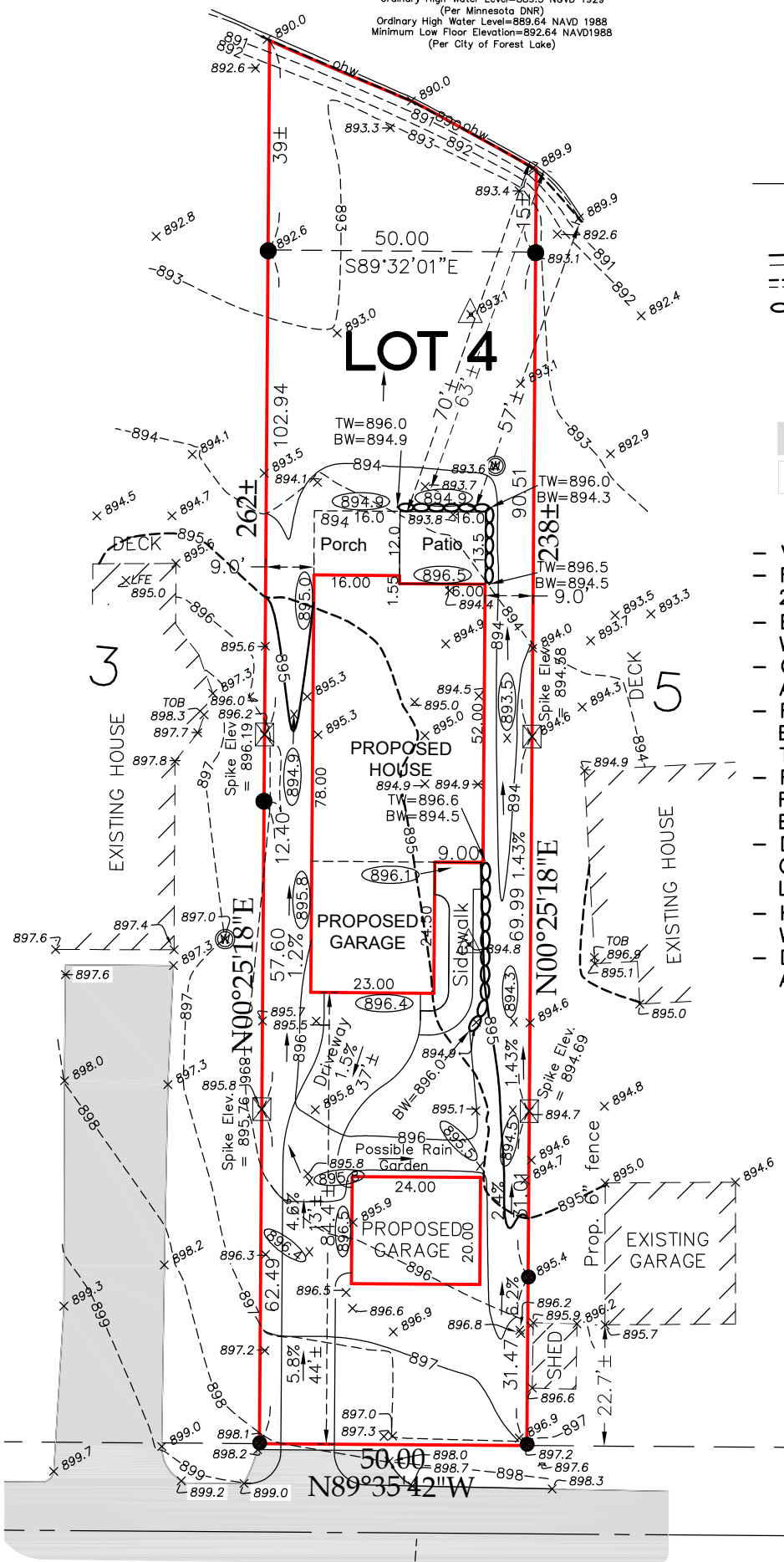
Total Lot = ±12,550± Sq. Ft.  
 Proposed House = ±2,252 Sq. Ft.  
 Proposed Covered Porch=±192 Sq. Ft.  
 Proposed Patio = ±216 Sq. Ft.  
 Proposed Sidewalk = ±205 Sq. Ft.  
 Proposed Driveway = ±1,048 Sq. Ft.  
Proposed Detached Garage=480 Sq. Ft.  
 Total Impervious = ±4,393 Sq. Ft.  
 Impervious = ±35.00%



**JOB #26802HS**

**CLEAR LAKE**

100 YEAR FLOOD ELEV = 890.5 NGVD 1929  
 (Elevation used by City of Forest Lake)  
 Current Water Elevation= NAVD 1988 (10/18/18)  
 Ordinary High Water Level=889.5 NGVD 1929  
 (Per Minnesota DNR)  
 Ordinary High Water Level=889.64 NAVD 1988  
 Minimum Low Floor Elevation=892.64 NAVD1988  
 (Per City of Forest Lake)



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.

*Lyle C. Reynolds*  
 LYLE C. REYNOLDS

2/19/26 Revised Sidewalk, Driveway  
 2/17/26 Revised Detached Garage

Date: 1/14/26 Reg. No. 13072

AtlasLandSurveyLLC.com | 9140 Baltimore Street NE #100 Blaine, MN 55449 | lyle@atlaslandsurveyllc.com | (763)439-2702

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 Current Water Elevation= NAVD 1988 (10/18/18)  
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 (Per Minnesota DNR)  
 Ordinary High Water Level=889.6 NAVD 1988  
 Minimum Low Floor Elevation=892.84 NAVD1988  
 (Per City of Forest Lake)

ELEVATION = 908.02 Feet (NAVD1988)

**PROPOSED ELEVATIONS**

GARAGE FLOOR = 896.4  
 TOP OF BLOCK = 896.8  
 LOWEST FLOOR = 896.8  
 DETACHED GAR FL=896.5  
 DETACHED GAR TOB=896.9

**LEGEND**

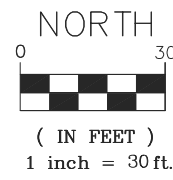
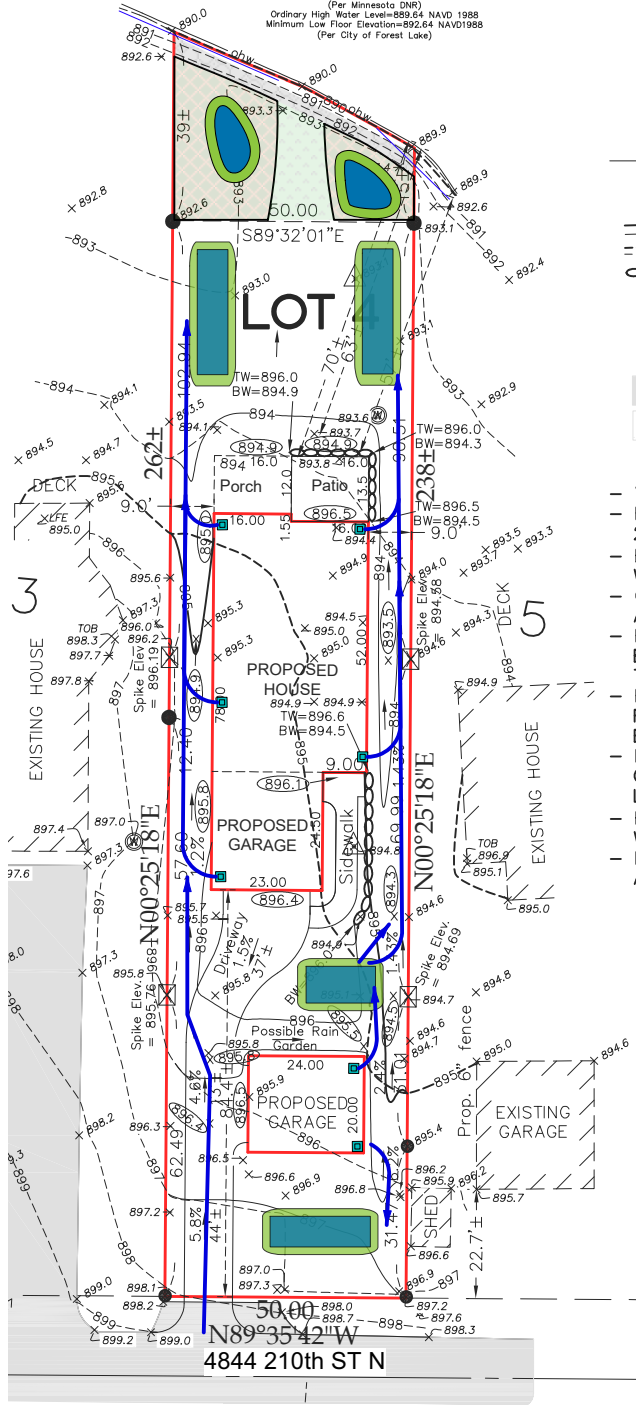
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- ⊗ DENOTES 12" METAL SPIKE SET
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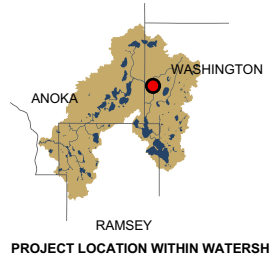
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 Proposed Detached Garage = 480 Sq. Ft.  
 Total Impervious = ±4,393 Sq. Ft.  
 Impervious = ±35.00%



**LEGEND**

- EXISTING RIPRAP
- SHORELINE BUFFER
- RAIN GARDEN [OPTIONS]
- FLOW PATH



CONCEPTUAL DRAWING FOR REFERENCE USE ONLY  
 \* DISCLAIMERS:  
 1. COST SHARE FUNDING UP TO 75%, CAPPED AT \$10,000 PER PROJECT  
 2. COSTS AND PERCENTAGES ARE ESTIMATES. FUNDING IS DEPENDENT ON APPROVAL BY THE RCWD BOARD OF SUPERVISORS

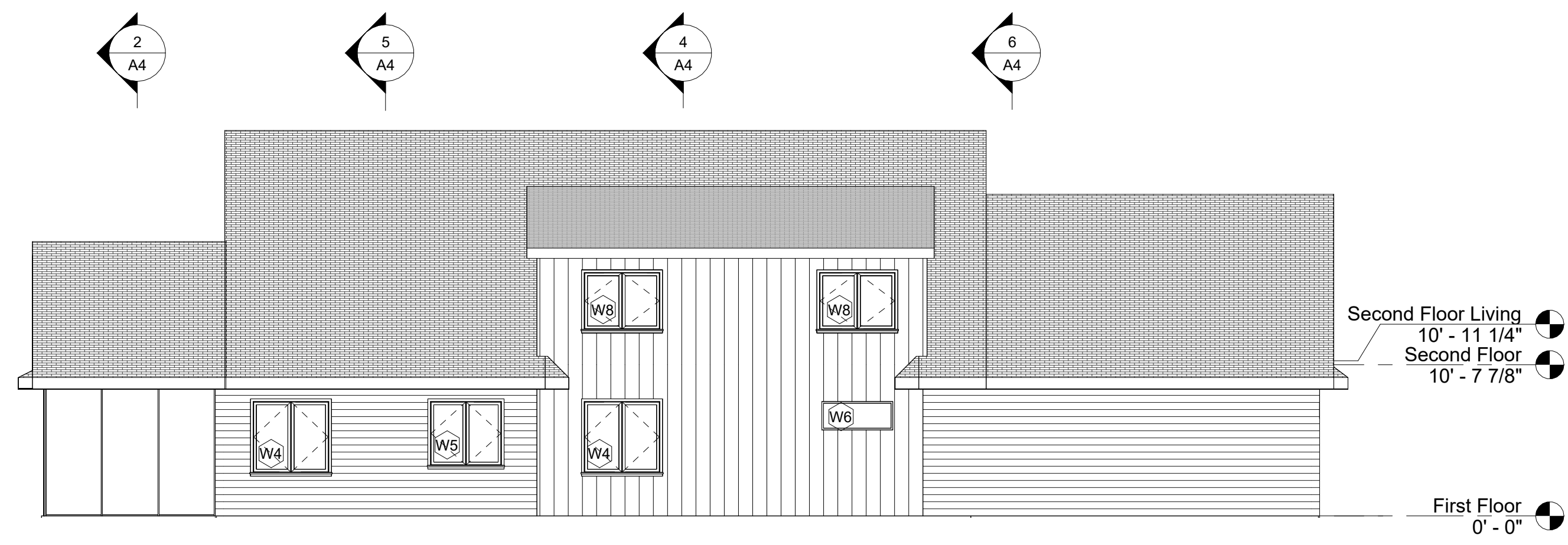


**CLEAN WATER PLAN**

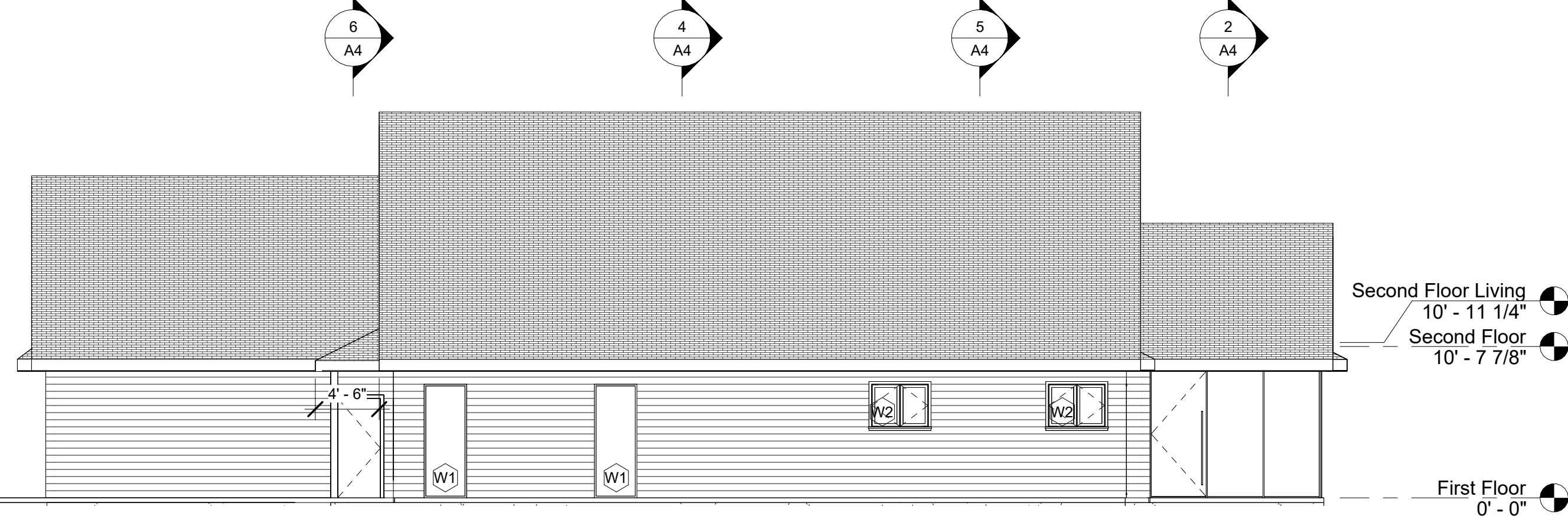
**PROPERTY OWNER:**  
 James Larson  
**ADDRESS:**  
 4844 210th ST N, Forest Lake, MN 55025

**DATE:** 02/19/26  
**CLEAN WATER PLAN PROVIDED BY:**  
 RICE CREEK WATERSHED DISTRICT [RCWD] & WASHINGTON CONSERVATION DISTRICT [WCD]

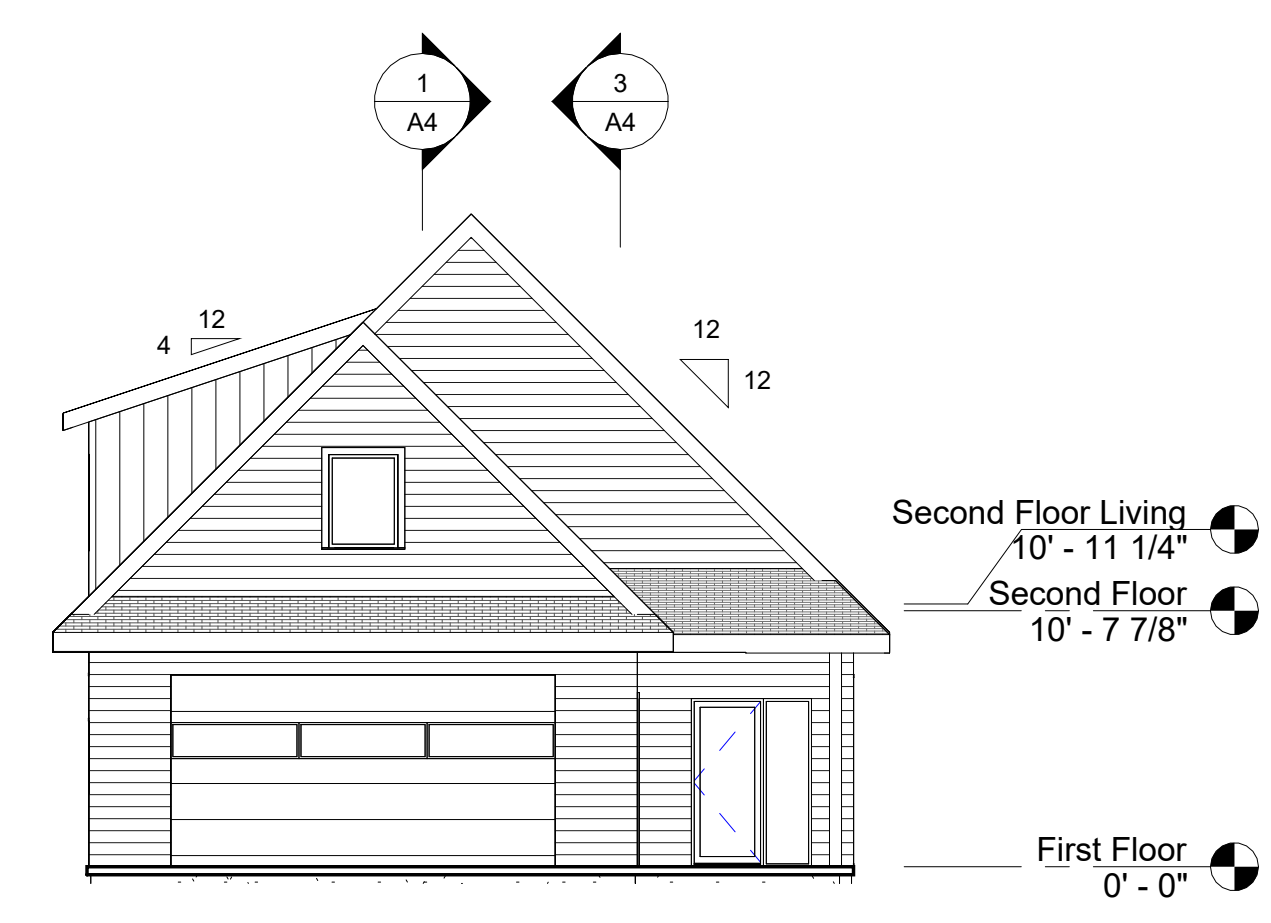




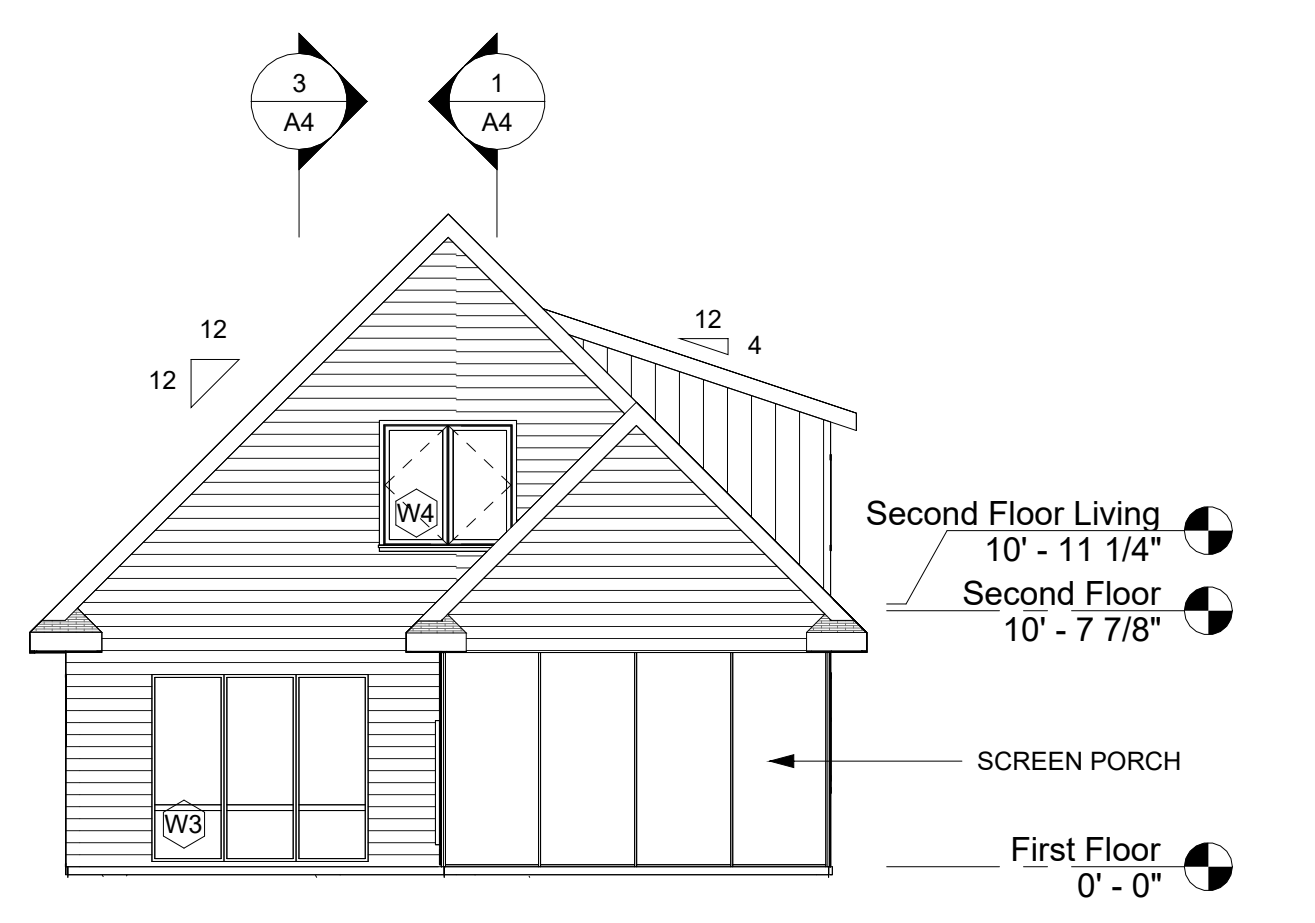
1 EXTERIOR ELEVATION - WEST  
1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST  
1/8" = 1'-0"

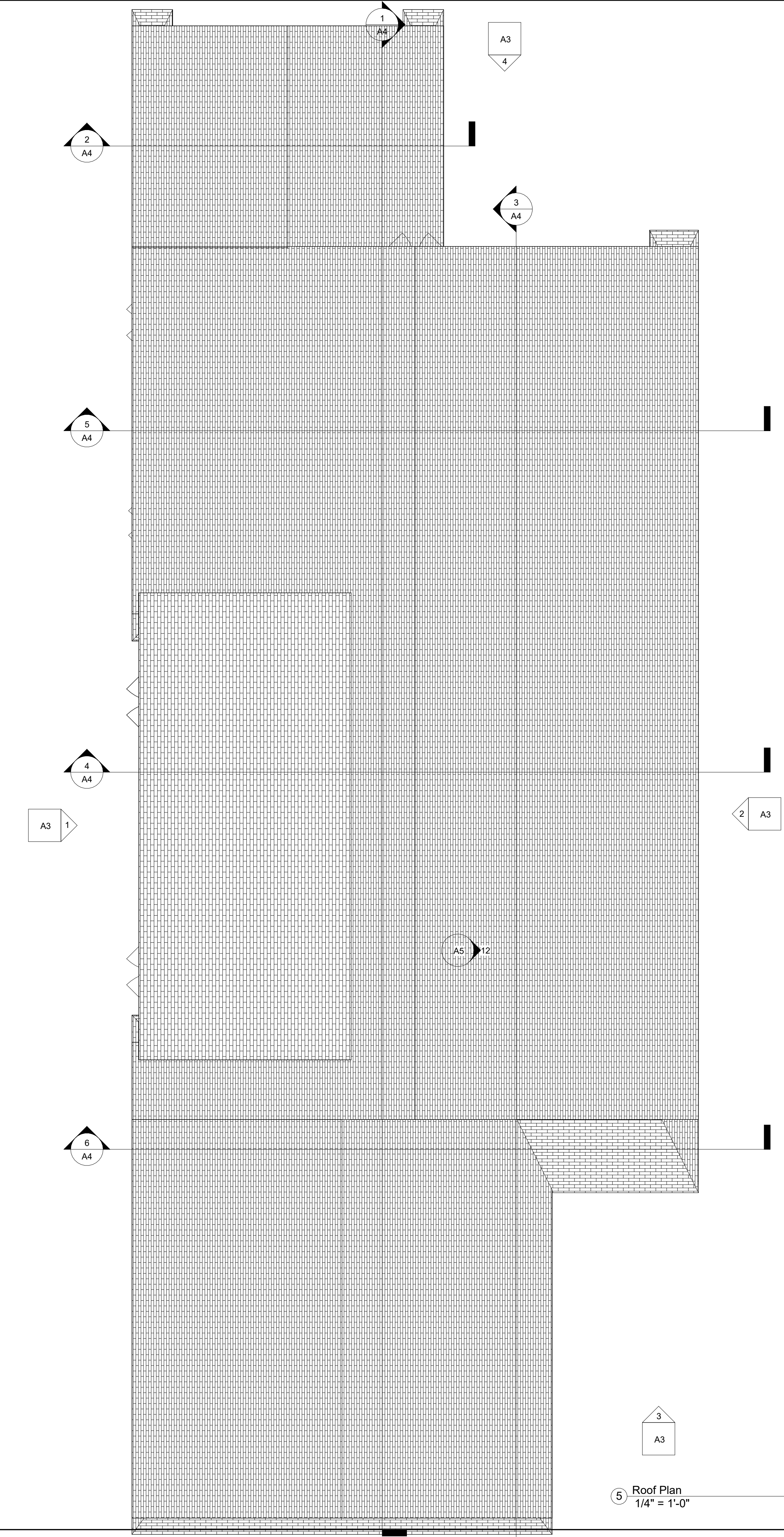
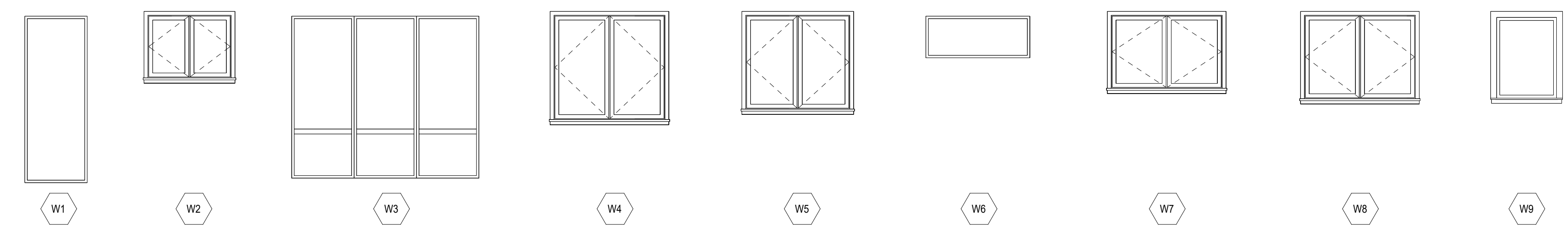


3 EXTERIOR ELEVATION - SOUTH  
1/8" = 1'-0"



4 EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"

Window Schedule				
Type Mark	Type	Rough Opening		Comments
		Width	Height	
W1	FIXED	3' - 0"	8' - 0"	
W2	CASEMENT	4' - 0"	3' - 0"	
W3	FIXED	9' - 0"	8' - 0"	
W4	CASEMENT	5' - 4"	5' - 0"	
W5	CASEMENT	5' - 0"	4' - 6"	
W6	AWNING	5' - 0"	2' - 0"	
W8	CASEMENT	5' - 4"	4' - 0"	
W9	FIXED	3' - 0"	4' - 0"	



5 Roof Plan  
1/4" = 1'-0"

Consultant Logo

Project Logo

Cedar Lake House

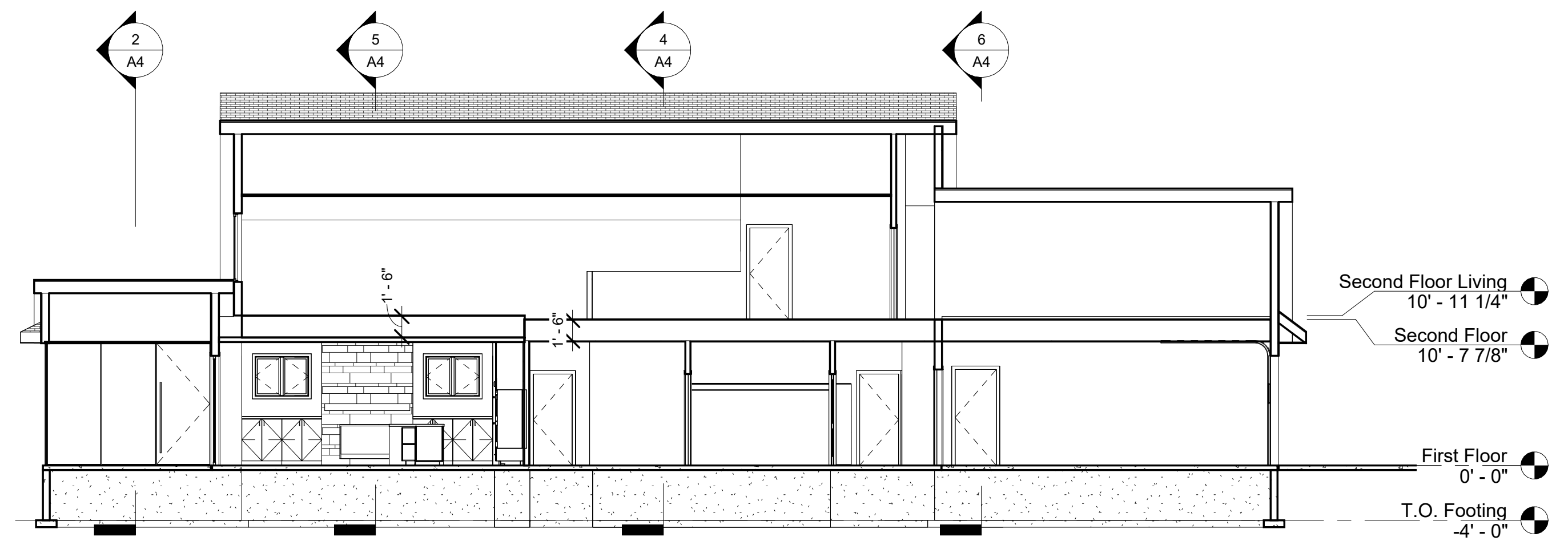
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Project Status  
Issue Date  
REVISIONS

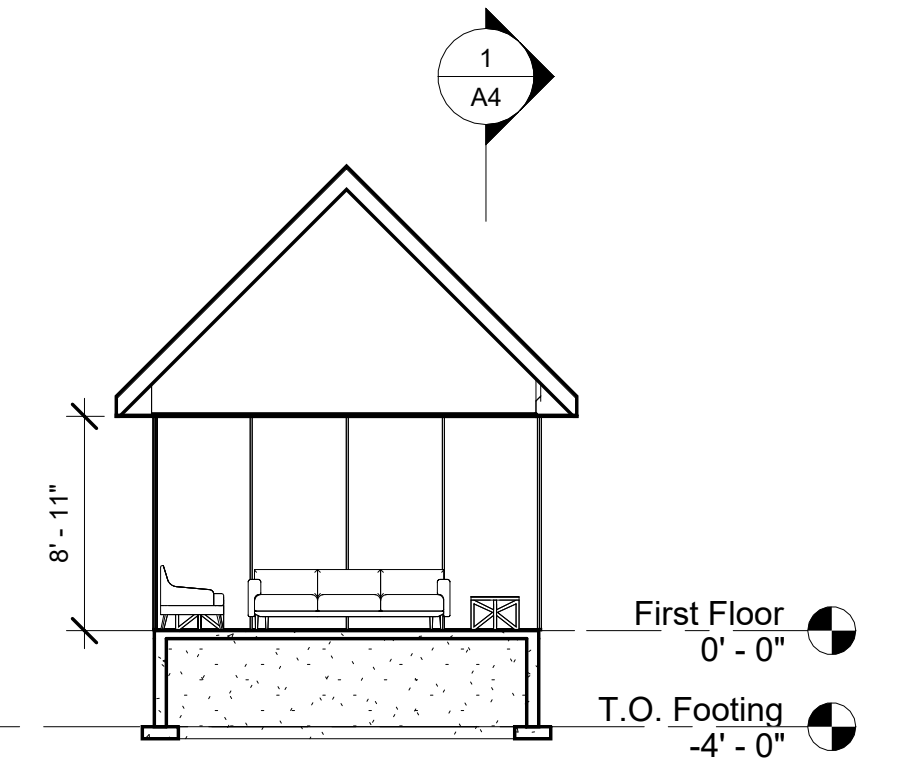
Project Number

EXTERIOR ELEVATIONS

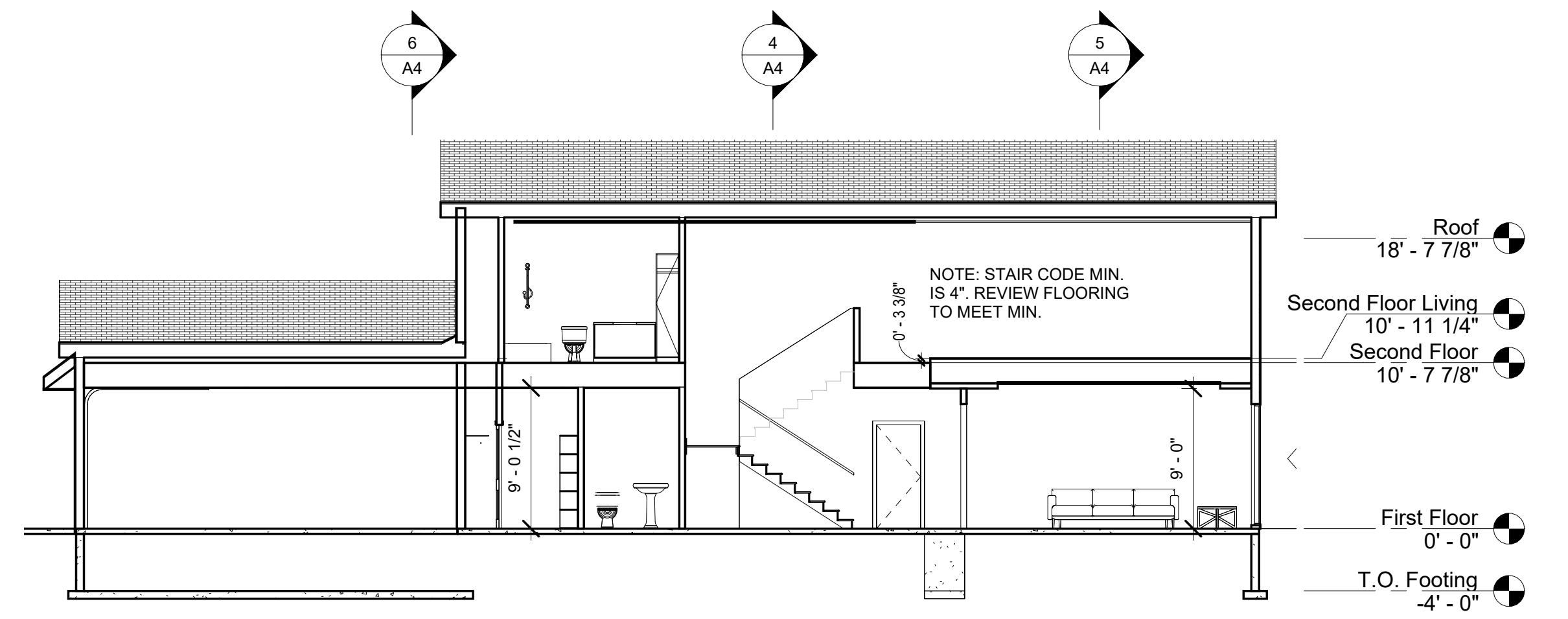
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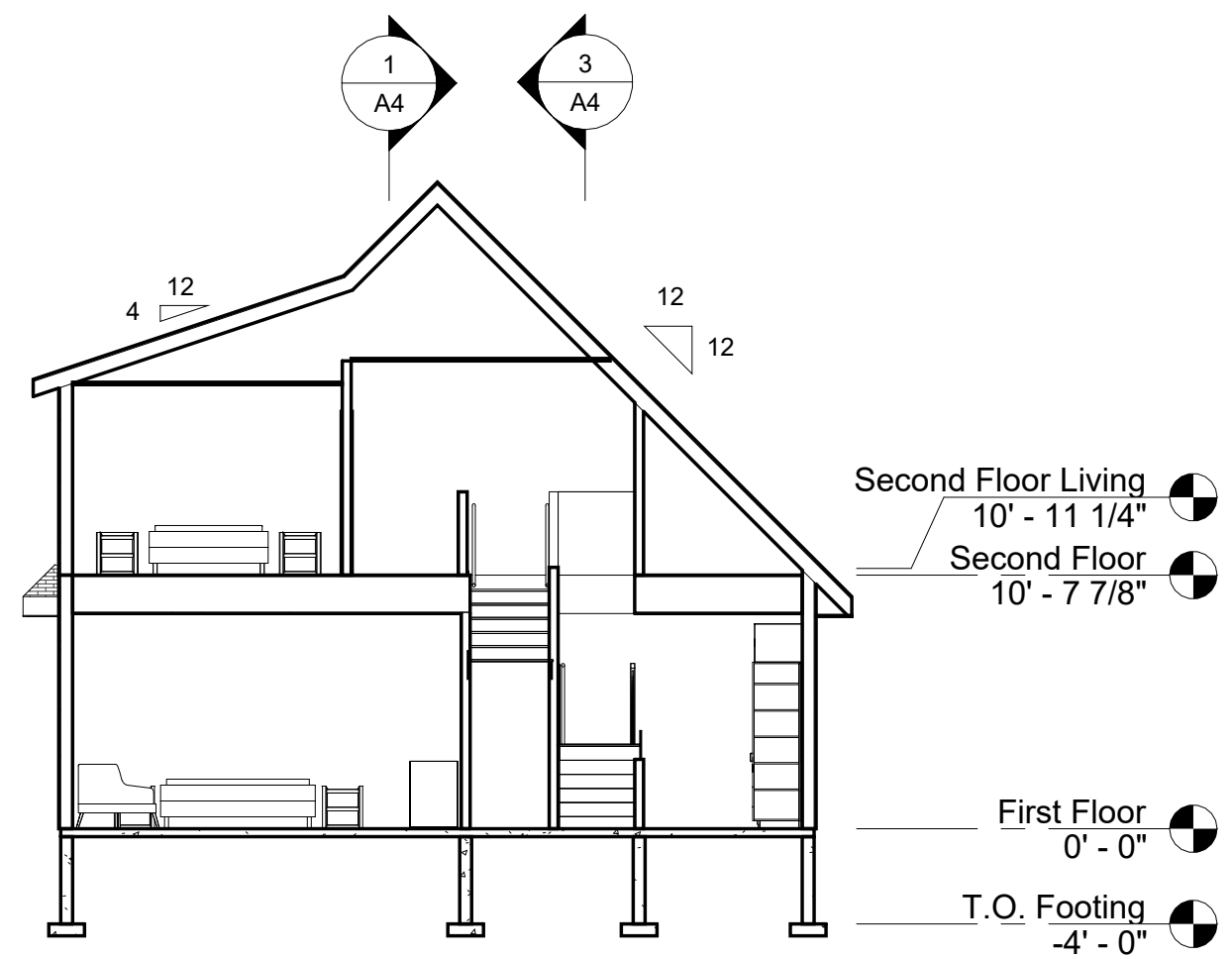
1 LONG SECTION  
1/8" = 1'-0"



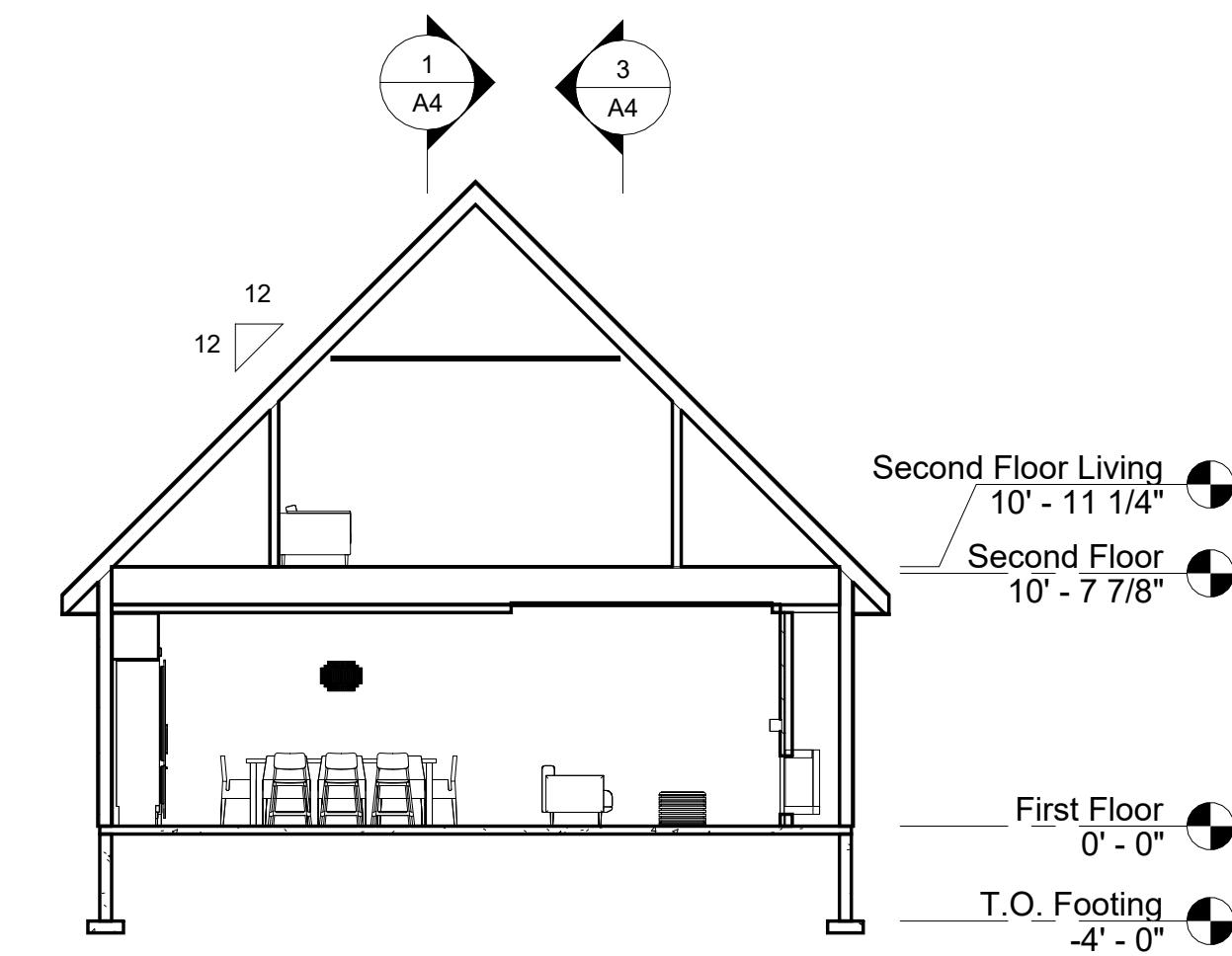
2 SCREEN PORCH SECTION  
1/8" = 1'-0"



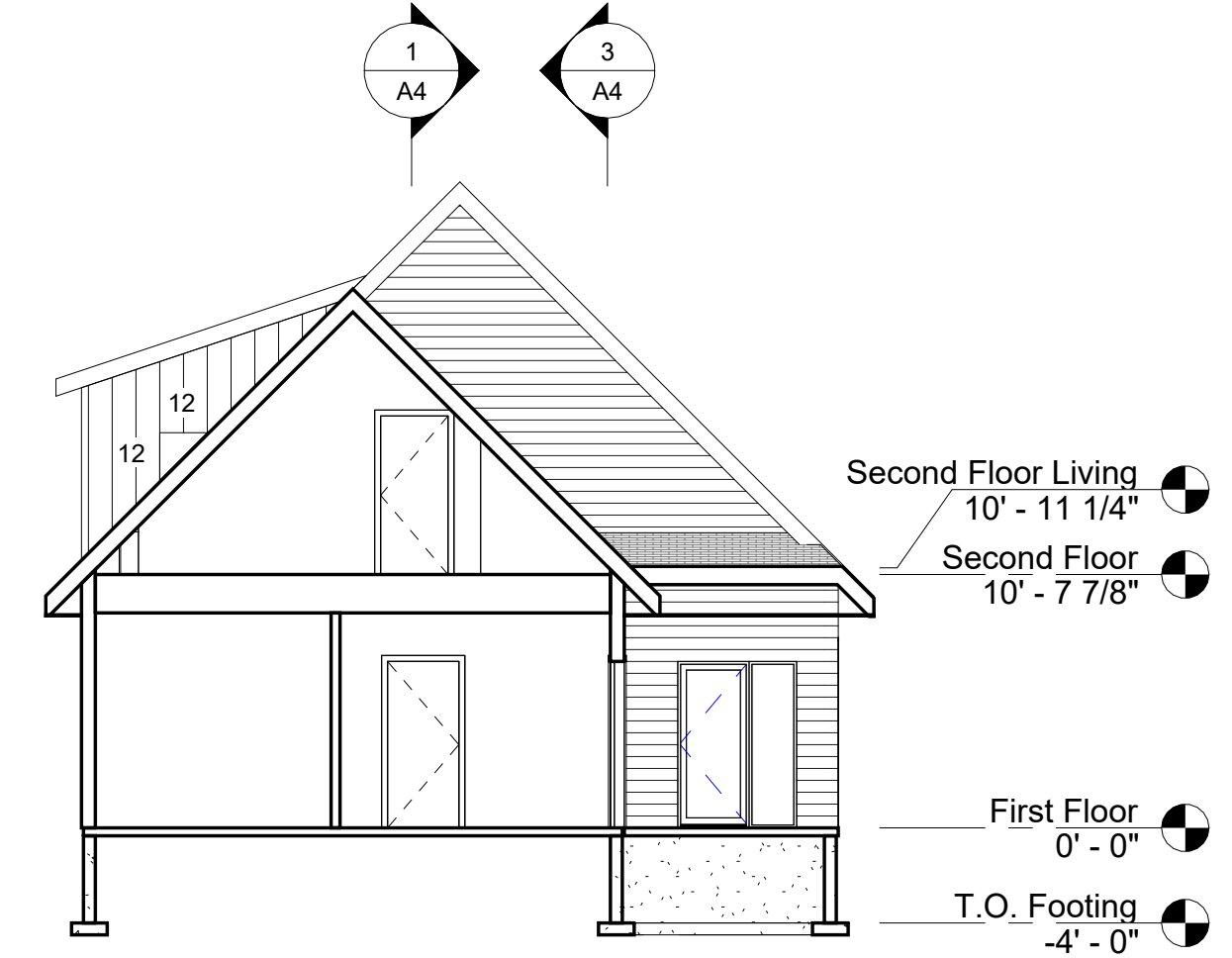
3 Section 5  
1/8" = 1'-0"



4 STAIR SECTION  
1/8" = 1'-0"



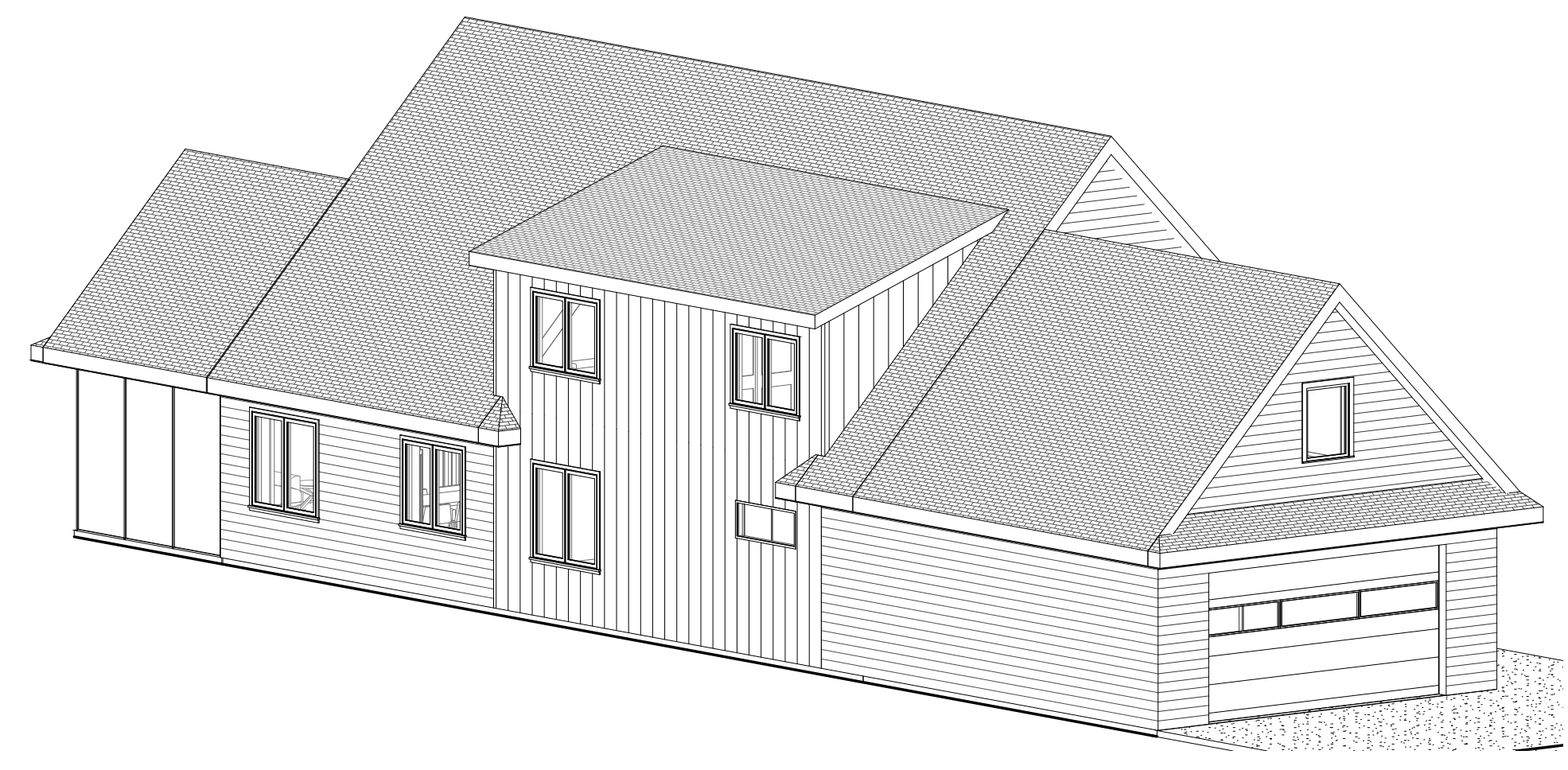
5 LIVING ROOM SECTION  
1/8" = 1'-0"



6 GARAGE SECTION  
1/8" = 1'-0"



7 3D VIEW 2



8 3D VIEW 1

Consultant Logo

Project Logo

Cedar Lake House

Enter address here

Project Status  
Issue Date  
REVISIONS

Project Number

BUILDING SECTIONS

A4

**CITY OF FOREST LAKE  
WASHINGTON COUNTY, MINNESOTA**

**PLANNING COMMISSION  
RESOLUTION NO. 04-08-26-03**

**A RESOLUTION APPROVING A 1-FOOT SIDE SETBACK VARIANCE FOR THE CONSTRUCTION  
OF A SINGLE-FAMILY DWELLING AT THE PROPERTY LOCATED AT 4844 210TH ST N**

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**WHEREAS**, Janice Bostrom (“Owner”) owns the real property located at 4844 210<sup>th</sup> St N, Forest Lake, Washington County, Minnesota, PID No. 18-032-21-43-0004 (the “Property”) as legally described on Exhibit A; and

**WHEREAS**, applicant James Larson (“Applicant”) submitted a complete application to the City of Forest Lake on February 24, 2026, requesting a 1-foot side yard setback variance to allow construction of a single-family dwelling and detached garage on the Property; and

**WHEREAS**, following publication and mailing of required notices, the Planning Commission held a duly noticed public hearing on April 8, 2026, at which all persons wishing to speak were provided an opportunity to be heard; and

**WHEREAS**, the Property is approximately 50 feet in width, which is significantly narrower than the required 100-foot lot width in the Single Family zoning district, and constitutes a condition not created by the Applicant; and

**WHEREAS**, the Planning Commission finds that strict application of the 10-foot side yard setback requirement would result in practical difficulties due to the narrow width of the lot; and

**WHEREAS**, the Planning Commission finds that the proposed construction of a single-family dwelling is a reasonable use of the Property consistent with the underlying zoning district; and

**WHEREAS**, the Planning Commission finds that the requested 1-foot reduction in side yard setback is minimal in nature and will not alter the essential character of the locality or be detrimental to adjacent properties; and

**WHEREAS**, upon review of the request, the Planning Commission found that the side yard setback variance meets the practical difficulty criteria contained in City Code §153.036(D)(1)(a)–(e).

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Forest Lake hereby approves a side yard setback variance of 1.0 feet, allowing a 9.0-foot setback from the Property’s side property lines, subject to the following conditions:

1. The applicant or owner shall receive all necessary City, County, State, and Rice Creek Watershed District permits prior to starting any site work.
2. If a building permit application is not submitted within 1 year after the date of approval of the variance, the variance shall be considered void, unless an extension is requested in writing and is granted by the Planning Commission for good cause.
3. Two deciduous trees of not less than 1.5” caliper inches must be planted on the property prior to issuance of the certificate of occupancy

**ADOPTED** by the Planning Commission of the City of Forest Lake on the 8th day of April, 2026.

**CITY OF FOREST LAKE**

By: \_\_\_\_\_  
Tim Stender, Planning Commission Chair (Acting)

Attest: \_\_\_\_\_  
Jolleen Chaika  
Interim City Administrator/City Clerk

**RESOLUTION NO. 04-08-26-03  
EXHIBIT A**

**Property Address:**

4844 210th St N, Forest Lake MN

**Property Legal Description:**

LOT 4, LAKEVIEW GROVE, WASHINGTON COUNTY, MINNESOTA

**PID:** 18-032-21-43-0004

**CITY OF FOREST LAKE  
WASHINGTON COUNTY, MINNESOTA**

**PLANNING COMMISSION  
RESOLUTION NO. 04-08-26-04**

**A RESOLUTION DENYING A 5% IMPERVIOUS SURFACE COVERAGE VARIANCE FOR THE  
CONSTRUCTION OF CONSTRUCTION OF A SINGLE-FAMILY DWELLING AT THE PROPERTY  
LOCATED AT 4844 210TH ST N**

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**WHEREAS**, Janice Bostrom (“Owner”) owns the real property located at 4844 210<sup>th</sup> St N, Forest Lake, Washington County, Minnesota, PID No. 18-032-21-43-0004 (the “Property”) as legally described on Exhibit A; and

**WHEREAS**, applicant James Larson (“Applicant”), submitted a complete application to the City of Forest Lake on February 24, 2026, requesting a 5% impervious surface coverage variance increase to allow construction of a single-family dwelling and detached garage on the Property; and

**WHEREAS**, following publication and mailing of required notices, the Planning Commission held a duly noticed public hearing on April 8, 2026, at which all persons wishing to speak were provided an opportunity to be heard; and

**WHEREAS**, the Property is a nonconforming lot within the Shoreland Overlay District and is subject to modified standards that allow up to 30% impervious surface coverage or 3,750 square feet; and

**WHEREAS**, the Planning Commission finds that the Zoning Code already provides reasonable accommodation for nonconforming lots through increased impervious surface allowances, and that additional relief beyond these standards is not warranted; and

**WHEREAS**, the Planning Commission finds that reasonable use of the Property exists under the terms of the Zoning Code without the requested variance, including through modification of the proposed site plan to reduce impervious surface coverage; and

**WHEREAS**, the Planning Commission finds that the requested increase in impervious surface coverage is driven by site design choices, including the inclusion of a detached garage and driveway area, rather than conditions unique to the Property; and

**WHEREAS**, the Planning Commission finds that increasing impervious surface coverage beyond the limits established in the Shoreland Overlay District is not consistent

with the intent of the Zoning Code and may contribute to drainage and water quality impacts; and

**WHEREAS**, upon review of the request, the Planning Commission finds that the requested impervious surface coverage variance does not meet the practical difficulty criteria contained in City Code §153.036(D)(1)(a)–(e).

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Forest Lake hereby denies a 5% impervious surface coverage variance that would allow a total of 35% impervious surface coverage on the Property.

**ADOPTED** by the Planning Commission of the City of Forest Lake on the 8th day of April, 2026.

**CITY OF FOREST LAKE**

By: \_\_\_\_\_  
Tim Stender, Planning Commission Chair (Acting)

Attest: \_\_\_\_\_  
Jolleen Chaika  
Interim City Administrator/City Clerk

**RESOLUTION NO. 04-08-26-04  
EXHIBIT A**

**Property Address:**

4844 210th St N, Forest Lake MN

**Property Legal Description:**

LOT 4, LAKEVIEW GROVE, WASHINGTON COUNTY, MINNESOTA

**PID:** 18-032-21-43-0004