
Meeting Announcement and Agenda of the Cambridge Planning Commission
City Hall Council Chambers
Regular Meeting, Tuesday, October 6, 2020, 7:00 pm

Members of the audience are encouraged to follow the agenda. When addressing the Commission, please state your name and address for the official record.

AGENDA

1. Call to Order and Pledge of Allegiance
2. Approval of Agenda (p.1)
3. Approval of Minutes
 - A. September 1, 2020 Minutes (p. 3)
4. Public Comment: For items not on the agenda; speakers may not exceed 5 minutes each.
5. New Business
 - A. **PUBLIC HEARING** – Preliminary Plat for Schumacher Addition (p. 8)
 - B. Final Plat- Schumacher Addition (p. 13)
 - C. **PUBLIC HEARING** – PUD Amendment for Lot 1, Block 1 Heritage Greens of Cambridge (p. 18)
6. Other Business/Miscellaneous
 - A. City Council Update
 - B. Parks, Trails, and Recreation Commission (PTRC) Update
7. Adjourn

Notice to the hearing impaired: Upon request to City staff, assisted hearing devices are available for public use.

Accommodations for wheelchair access, Braille, large print, etc. can be made by calling City Hall at 763-689-3211 at least three days prior to the meeting.

**Cambridge Planning Commission Meeting Minutes
Tuesday, September 1, 2020**

Pursuant to due call and notice thereof, a regular meeting of the Cambridge Planning Commission was held at Cambridge City Hall, 300 – 3rd Avenue NE, Cambridge, Minnesota.

Members Present: Commissioners Aaron Berg (Chair), Robert Boese (Vice Chair), Arianna Weiler, Jessica Kluck, Monte Dybvig, David Redfield.

Members Absent: Bob Shogren (City Council Representative) (Unexcused).

Staff Present: Community Development Director Marcia Westover.

Call To Order and Pledge of Allegiance

Berg called the meeting to order at 7:00 p.m. Berg led the Commissioners in the Pledge of Allegiance.

Approval of Agenda

Boese moved, seconded by Kluck to approve the agenda. Upon call of the roll, Dybvig, Redfield, Berg, Boese, and Kluck all voted aye. Motion carried 6/0.

Approval of Minutes

June 2, 2020 Regular Meeting Minutes

Boese moved, seconded by Dybvig to approve the June 2, 2020 meeting minutes. Roll call was taken and the motion carried 6/0.

Public Comment

Berg opened the public comment at 7:03pm and, without any comments, closed the public comments period at 7:05pm.

New Business

PUBLIC HEARING – 5A Variance request for Garage Addition – 436 6th Ave SW

Westover explained Travis Ostlund, 436 6th Ave SW, Cambridge, MN 55008, requested to add an addition (lean-to) to the existing non-conforming accessory structure (garage).

Westover stated Mr. Ostlund had already begun construction of the lean-to addition on the existing garage. A stop work order was posted on the building after the Building Official noticed the structure being built without a permit. In addition to the work being done without a permit, several zoning code regulations are being violated with the addition of the lean-to. Mr. Ostlund has requested a variance and submitted the attached letter for the Commission's consideration.

Westover explained the lean-to is attached to an existing non-conforming accessory structure. The garage is non-conforming because it does not meet current setbacks. The property is in the R-1A One Family Zoning District. Current regulations require the garage to be setback from the rear yard 6' and the side yard 6'. In addition, the garage is placed on a high traffic corner lot. Adding more onto this existing

structure only increases the site visibility concerns for this corner.

Westover explained the materials used on the garage addition are steel and do not match the existing structure. Furthermore, in order for the garage to have steel siding materials, the house must have steel materials first. All accessory structures must match as close as possible to the dwelling on the lot. The house and the garage have residential wood siding. The code sections are listed below for reference:

Westover explained another item to consider is that lot coverage exceeds 30% impervious. In the R-1A zoning district, the maximum impervious lot coverage cannot exceed 30%. The garage addition is being constructed over existing impervious, therefore the overall impervious amount is not increasing. However, impervious lot coverage is currently about 39% and consideration needs to be taken when continuing to allow improvements to a non-conforming parcel. Staff has discussed this concern with Mr. Ostlund, and he has offered to remove some impervious and create more lawn area, if the variance is approved. The areas shown for concrete removal would bring lot coverage down to approximately 34%.

Westover noted that the written statement from Mr. Ostlund to the Commission stated that he is self-employed and refurbishes vehicles and needs the additional shelter for these vehicles. Westover noted that a Home Occupation Permit is needed for a business of this nature.

Westover stated the purpose of the Variance process is to review applications on a case by case basis to determine whether relief may be granted from unforeseen particular applications of the zoning code that create practical difficulties. In considering an application for a variance, the Planning Commission shall recommend the approval of the variance only upon the finding that the application complies with the standards.

Berg opened the public comment at 7:08 pm and, without any comments, closed the public comment at 7:09 pm.

Mr. Ostlund read a statement about his request for variance. He also submitted letters of support from neighbors.

Boese talked about the history of the house and that there used to be an attached garage that has been converted to bedrooms.

Berg wanted clarification of who owns the home, how many bedrooms are in the home and how many people live there. Ostlund explained his father owns the house and there are nine bedrooms in the house and at this time two people live there.

Berg questioned the number of vehicles in the driveway/concrete. Mr. Ostlund stated he wants to get a license to run a business to fix up vehicles and also wants to snowplow for employment in the winter, therefore would like the addition for storing his equipment.

Commissioners discussed the possibility of converting the living quarters back in to a garage and the cost associated with that.

Berg moved, seconded by Boese to recommend City Council deny the variance request and approve the

Resolution as presented which identifies the findings for denial. Motion passed 6/0.

PUBLIC HEARING 5B Ordinance to Amend City Codes to Allow the Keeping of Chickens

Westover stated that at the meeting on July 7, 2020, staff brought forth a request from residents to allow the keeping of chickens on residential property. After a lengthy discussion, it was the consensus of the Planning Commission to bring this topic to City Council for further research, discussion and a possible ordinance amendment.

Westover stated City Council discussed this topic at their July 20, 2020 meeting and the direction from Council (motion by Shogren, seconded by Morin and passed unanimously) was to have staff draft an ordinance amendment that allows chickens through an IUP process, amend the zoning ordinance to designate which zoning districts chickens would be permitted, and have the Planning Commission hold a public hearing on the ordinance.

Westover explained staff have contacted communities that allow chickens. While they could not tell me the amount of time spent on complaints, the number of complaints they had were low. When we asked the communities how many properties had chickens, those that did not require a permit were not sure. Princeton stated they average issuing one interim use permit (IUP) per year.

Westover stated Administration conducted an online survey. Initially there were 325 respondents, however, when staff checked valid addresses, there were only 190 respondents that were actual City residents or listed their address when responding. The survey results and a compilation of comments is attached for your review.

Berg opened the public comment at 7:31 pm.

Marissa Harder Chapman, 1501 Elm St. S., stated she is generally in support of the ordinance but spoke of her opposition to the IUP and costs associated with it. She stated that food insecurity is a real issue, and stressed the importance of having affordable access to food at all times.

Berg closed the public hearing at 7:35 pm.

Commissioners had several concerns about the reason and cost of the Interim Use Permit (IUP) and also the length of time an Interim Use Permit is valid. Commissioners were concerned that residents would need to reapply to extend their IUP. Several commissioners felt the cost was too high, referring to a dog/cat license versus chicken cost. Commissioners agreed that an amendment to 156.067 (B) of the draft Ordinance 716 is made to include a statement regarding paying a fee not to exceed \$150.00 for the IUP.

Commissioners discussed leg banding and serial numbers. Owners could have a specific range of serial numbers and if a chicken dies, a new chicken would wear that band keeping the numbers identifiable with one owner. Commissioners requested that staff keep track of an owner's serial numbers through the application process. Commissioners agreed to amend 156.067 (B) (6) of the draft Ordinance 716 to include serial number language.

Berg moved, seconded by Weiler to recommend City Council adopt Ordinance 715 and 716 with the amendments discussed for the fees not to exceed \$150.00 for the IUP for the Keeping of Chickens, and the leg bands with serial numbers amendment. Motion passed 5/1, with Dybvig voting Nay.

Public Hearing 5C Ordinances of Residential Winter Parking

Westover stated on August 3, 2020, the City Council directed staff to bring the topic of residential winter parking to the Planning Commission for discussion. A citizen had contacted a council member requesting consideration to park boats, campers, and trailers (light vehicles) next to the driveway during the winter months (snow season).

Westover explained winter parking restrictions make it difficult to store recreational/sport vehicles (off season vehicles) and primary vehicles on the driveway. The parking restrictions state that no parking is allowed on any city street from November 1 to March 31 of each year between the hours of 2:00 a.m. and 7:00 a.m. Many residents park their primary vehicles on the street during the summer months while their recreational/sport vehicles are parked on the driveway.

Westover stated parking vehicles on grass during the summer can damage a yard and leave it unsightly. The idea with this request is that certain vehicles could be allowed to park on the "grass" during the winter months when the ground is frozen and not cause damage to the yard. This allows more parking in yards when not allowed to park on the street.

Westover stated she attached ordinance language for consideration. The language would allow one "sport vehicle" to be parked adjacent to the improved driveway (on the grass). This would be allowed for every residence in the city. The reason "recreational vehicle" was not included in the proposed language is due to the fact that recreational vehicles can be very big and heavy and cause concern for the yards even during the winter months.

Berg opened the public comment period at 8:12 pm and, without any comments, closed the public comment period at 8:13 pm.

Kluck expressed concerns for vehicles leaking into the ground.

Berg stated sand is a natural filter.

Dybvig stated he doesn't have a problem with this and the earth is designed to filter and replenish.

Commissioners agreed that only one sport vehicle should be allowed adjacent to the driveway during the snow season and the proposed language regarding the Zoning Administrator may allow a primary vehicle to be parked adjacent to the established driveway if the property is without a suitable area should be removed.

Berg moved, seconded by Kluck to recommend approving the Ordinance to allow one sport vehicle to be parked adjacent to the driveway during the snow season, and striking out the last sentence in draft

Ordinance 156.062 (D) (a) regarding primary vehicle parking. Motion passed 6/0.

5D Airport Zoning Ordinance

Westover stated The City's Airport Zoning Ordinance hasn't been updated since 1978. Westover noted she used MNDOT's model ordinance for the update. Nothing too extreme has changed since 1978. A few definitions have been added, the runway dimensions and the safety zones were updated, the table of platted areas within the airport zoning district was added, and the maximum height of structures went from 100' to 150'.

Westover stated The City's consulting firm, Short Elliot Hendrickson (SEH), was consulted for runway information. They also reviewed the draft ordinance and created the Airport Zoning Map. In addition, I sent the draft Ordinance to the Commissioner of the Office of Aeronautics.

Westover stated the proposed ordinance repeals and replaces the 1978 ordinance and will codify it into the City's code book. The 1978 ordinance was a stand-alone document.

Berg opened the public comment period at 8:34 pm and, without any comments, closed the public comment at 8:35 pm.

Berg moved, seconded by Dybvig to recommend Council approve the Ordinance as presented. Motion passed 6/0.

Other Business/Miscellaneous

City Council Update

City Council Representative Shogren was absent but Westover gave an update on the previous City Council meeting.

Parks, Trails, and Recreation Commission Update

Westover explained the Parks, Trails, and Recreation Commission last meeting was June 9,2020.

Adjournment

Being no further business before the Commission, Boese moved, seconded by Redfield to adjourn the regular meeting at 8:41 pm. Motion carried 6/0.

Aaron Berg, Chair
Cambridge Planning Commissioner

ATTEST:

Marcia Westover
Community Development Director

PUBLIC HEARING...PRELIMINARY PLAT. . . . SCHUMACHER ADDITION.

Applicant

A request by Brad Schumacher, Cantlin Lake Properties, 28551 127th Street NW, Zimmerman, MN 55398 for a preliminary plat.

Review

Mr. Schumacher recently purchased this land south of 20th Ave SW, just north of the townhomes in the Maple Ridge development. The property is zoned R-1 One Family Residence district. The request is for a preliminary plat of eight (8) single family parcels. No zoning amendments are needed as part of this request.

The plat consists of 3.15 acres. Each parcel proposed meets the minimum size requirements per city code. Infrastructure was installed in the early 2000's and each parcel already have sewer and water stubbed in. When the infrastructure was installed, the highest and best use was considered single family, therefore the stubs were placed in hopes this would be developed as such.

When the infrastructure was installed, Ordinance No. 452 was passed allowing supplemental connection charges for sanitary sewer and water area charges to be paid at the time of development. With the proposal of the Schumacher preliminary and final plat, these charges are now due. The developer is aware of these charges and has agreed to pay them prior to final plat approval. The payment of these charges is listed in the Resolution as a condition of approval.

In addition to the preliminary plat, additional site plans have been submitted including stormwater and grading and drainage plans. Staff has reviewed these documents and do have site review comments. These comments are a condition of this eight (8) lot subdivision approval and have been added to the Resolution. The conditions need to be met in order for development to occur.

Planning Commission Action

Hold the Public Hearing. Motion to approve the preliminary plat as on the attached draft Resolution as long as the conditions listed can be met.

Attachments

1. Draft Resolution
2. General Location Map
3. Preliminary Plat

Resolution No. R20-XXX

RESOLUTION APPROVING A PRELIMINARY PLAT
SCHUMACHER ADDITION
(PIN: 15.005.1400 AND 15.005.1300)
(20TH AVE SW)

WHEREAS, Brad Schumacher, Cantlin Lake Properties, 28551 127th Street NW, Zimmerman, MN 55398 is the owner of the property located at:

Existing Property Description (Title Commitment – Doc. No. P-11069):

Parcel 1:
That part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, Isanti County, Minnesota, described as follows: Commencing at a point on the East section line at a point 12 rods South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, thence South on said East Section line 14 rods and 2 feet; thence West at a right angle to the East line of the Great Northern Railway Company right of way, thence Northeasterly along the East line of the Great Northern Railway Company right of way 13 rods, more or less, thence Easterly and parallel to the North 1/16 line aforesaid to the point of commencement.

EXCEPTING THEREFROM
Commencing at a point on the East Section line at a point 12 rods South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, thence South on said East Section line 14 rods and 2 feet; thence West at a right angle for a distance of 15 rods; thence North and parallel to the East Section line for a distance of 14 rods and 2 feet; thence East and parallel to the North 1/16 line for a distance of 15 rods to the point of commencement and there to terminate;

AND FURTHER EXCEPTING THEREFROM
That part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, described by metes and bounds as follows: Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section, Township and Range; thence South following the East line of said Section a distance of 12 rods; thence West and parallel with the North 1/16 line to the East line of the Great Northern Railway Company Right-of-way for a point of beginning; thence East and parallel with the North 1/16 line a distance of 11 rods; thence South and parallel with the East line of said Section a distance of 14 rods and 2 feet; thence West at right angles from the East line of said Southeast Quarter of the Northeast Quarter to the East line of the Great Northern Railway Right-of-way; thence Northeast following the East line of the Great Northern Railway Right-of-way a distance of 13 rods to point of beginning and there to terminate.

Parcel 2:
That part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, Isanti County, Minnesota, described by metes and bounds as follows: Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said said Section, Township and Range; thence South following the East line of said Section a distance of 12 rods; thence West and parallel with the North 1/16 line to the East line of the Great Northern Railway Company Right-of-way for a point of beginning; thence East and parallel with the North 1/16 line a distance of 11 rods; thence South and parallel with the East line of said Section a distance of 14 rods and 2 feet; thence West at right angles from the East line of said Southeast Quarter of the Northeast Quarter to the East line of the Great Northern Railway Right-of-way; thence Northeast following the East line of the Great Northern Railway Right-of-way a distance of 13 rods to point of beginning and there to terminate.

Is requesting a Preliminary Plat; and

WHEREAS, The Planning Agency of the City has completed a review of the application and made a report pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, The Planning Commission of the City, on the 6th day of October 2020, following proper notice, held a public hearing to review the request; and

WHEREAS, the Planning Commission made a recommendation to approve said request, and it was brought forward for City Council consideration as long as the following conditions can be met:

1. The supplemental connection charges for sanitary sewer and water area charges identified in Ordinance No. 452 in the amount of \$49,615 must be paid at the time of final plat.

Engineer Comments

1. Vacate the existing roadway easements at the 20th Ave SW Cul-de-sac once the final plat is approved. They are not necessary with the new dedicated ROW.
2. Show the existing services for proposed lot 8. They are shown on the City record plans previously provided. No new services are required to be installed.
3. Revise the plat signature blocks to reflect the requirements in the City Subdivision Ordinance and remove those not required.

4. The proposed storm water treatment area in the rear yards is not required per City ordinance since there is less than one acre of new impervious surface proposed. It may be installed if desired by the developer.
5. A MPCA NPDES Stormwater construction permit must be obtained from the MPCA for this project. Provide a copy to the City prior to any work on site.
6. After site grading completion, provide an as-built survey showing that the site has been graded in conformance with the approved site grading plan. Include finished grade shots on all house pads, lot lines, swales and stormwater management facilities.
7. No building permits will be issued until the site grading survey and site restoration and erosion control are satisfactorily completed.

Building Comments

1. Verify that all proposed home foundations will be supported on undisturbed natural soil or engineered fill. Provide a soil compaction report confirming that fill soils have been adequately placed and compacted to be found adequate to support imposed loads if footings are proposed to be placed above fill elevations.

Planning Comments

1. Correct the deed overlap shown on the plat.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Preliminary Plat as long as the conditions listed above are met.

Adopted by the Cambridge City Council

This 19th day of October 2020

Jim Godfrey, Mayor

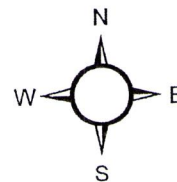
ATTEST:

Linda J. Woulfe, City Administrator

Preliminary and Final Plat Schumacher Addition



A request by Brad Schumacher, Cantlin Lake Properties,
for a preliminary and final plat of Schumacher Addition.
The plat will consist of an eight (8) lot single family subdivision.



Preliminary Plat of SCHUMACHER ADDITION

CITY OF CAMBRIDGE
ISANTI COUNTY, MN

Exclude Property Description (Title Commitment - Doc. No. P-11088)

Parcel 1:

That part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, Isanti County, Minnesota, described as follows: Commencing at a point on the East line of a 1/2 mile road South of the Northeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, thence South on said East Section line 1/2 mile to a right angle to the East line of the Great Northern Railway Company right of way, thence North along the East line of the Great Northern Railway Company right of way 1/2 mile, more or less, thence East and parallel to the North 1/2 mile to the point of commencement.

EXCEPTING THEREFROM

Commencing at a point on the East Section line of a 1/2 mile road South of the Northeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, thence South on said East Section line 1/2 mile to a right angle to the East line of the Great Northern Railway Company right of way 1/2 mile, more or less, thence East and parallel to the North 1/2 mile to the point of commencement and there to terminate;

AND FURTHER EXCEPTING THEREFROM

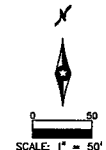
That part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, Isanti County, Minnesota, described by metes and bounds as follows: Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 5, Township 35, Range 23, thence South following the East line of said Section a distance of 1/2 mile, thence West and parallel with the North 1/2 mile to the East line of the Great Northern Railway Company right-of-way for a point of beginning, thence East and parallel with the North 1/2 mile a distance of 1/2 mile, thence South and parallel with the East line of said Section a distance of 1/2 mile and 2 feet, thence West of right angle from the East line of said Section of the Northeast Quarter to the East line of the Great Northern Railway right-of-way, thence North following the East line of the Great Northern Railway right-of-way a distance of 1/2 mile to point of beginning and there to terminate.

Parcel 2:

That part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, Isanti County, Minnesota, described by metes and bounds as follows: Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 5, Township 35, Range 23, thence South following the East line of said Section a distance of 1/2 mile, thence West and parallel with the North 1/2 mile to the East line of the Great Northern Railway Company right-of-way for a point of beginning, thence East and parallel with the North 1/2 mile a distance of 1/2 mile, thence South and parallel with the East line of said Section a distance of 1/2 mile and 2 feet, thence West of right angle from the East line of said Section of the Northeast Quarter to the East line of the Great Northern Railway right-of-way, thence North following the East line of the Great Northern Railway right-of-way a distance of 1/2 mile to point of beginning and there to terminate.

SCHEDULE OF LOT AREAS

Block	Lot	Total Lot Area (sq ft)	Total Lot Area (Ac)
1	1	15,728	0.36
1	2	16,498	0.38
1	3	16,910	0.37
1	4	15,533	0.36
1	5	15,027	0.35
1	6	15,705	0.36
1	7	17,345	0.40
1	8	21,783	0.50
1	9	3,984	0.09

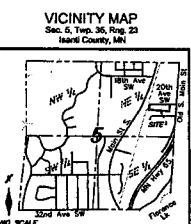


- LEGEND:**
- Denotes catch basin
 - Denotes water service
 - Denotes sanitary manhole
 - Denotes waterline
 - Denotes power pole
 - Denotes telephone pedestal
 - Denotes cable television box
 - Denotes hydrant
 - Denotes water tap
 - Denotes soil borings
 - Denotes tree, coniferous
 - Denotes forest and section
 - LS 10081 Denotes Dale B. Anderson, LS
 - LS 21278 Denotes Dale B. Anderson, LS
 - Denotes abandoned surface
 - Denotes concrete surface
 - Denotes underground telephone
 - Denotes overhead electric
 - Denotes underground electric
 - Denotes tree line
 - Denotes easement
 - Denotes right of way
 - Denotes major contour
 - Denotes minor contour
 - Denotes military sewer
 - Denotes storm sewer
 - Denotes waterline
 - Denotes existing easements
 - Denotes utility easement
 - Denotes utility setback line
 - Denotes soil type boundary

SOIL BERMING LOG (Method as Used - MPCA Cert. No. C4862)

Soil Series	Dimension	Spacing	Dist. of Shaded Soil
Soil Series 1	280.5	48"	256.5
Soil Series 2	156.3	17"	153.8
Soil Series 3	282.5	40"	258.2

- TYPICAL HOUSE PAD**
- 1550.0 SUGGESTED GARAGE FLOOR ELEVATION
 - FBLD SUGGESTED BUILDING TYPE
 - 1445.0 MINIMUM LOWEST FLOOR ELEVATION
 - FBLD = DENOTES FULL BASEMENT LOOKOUT
 - FBLD = DENOTES FULL BASEMENT LOOKOUT



SOILS CHART

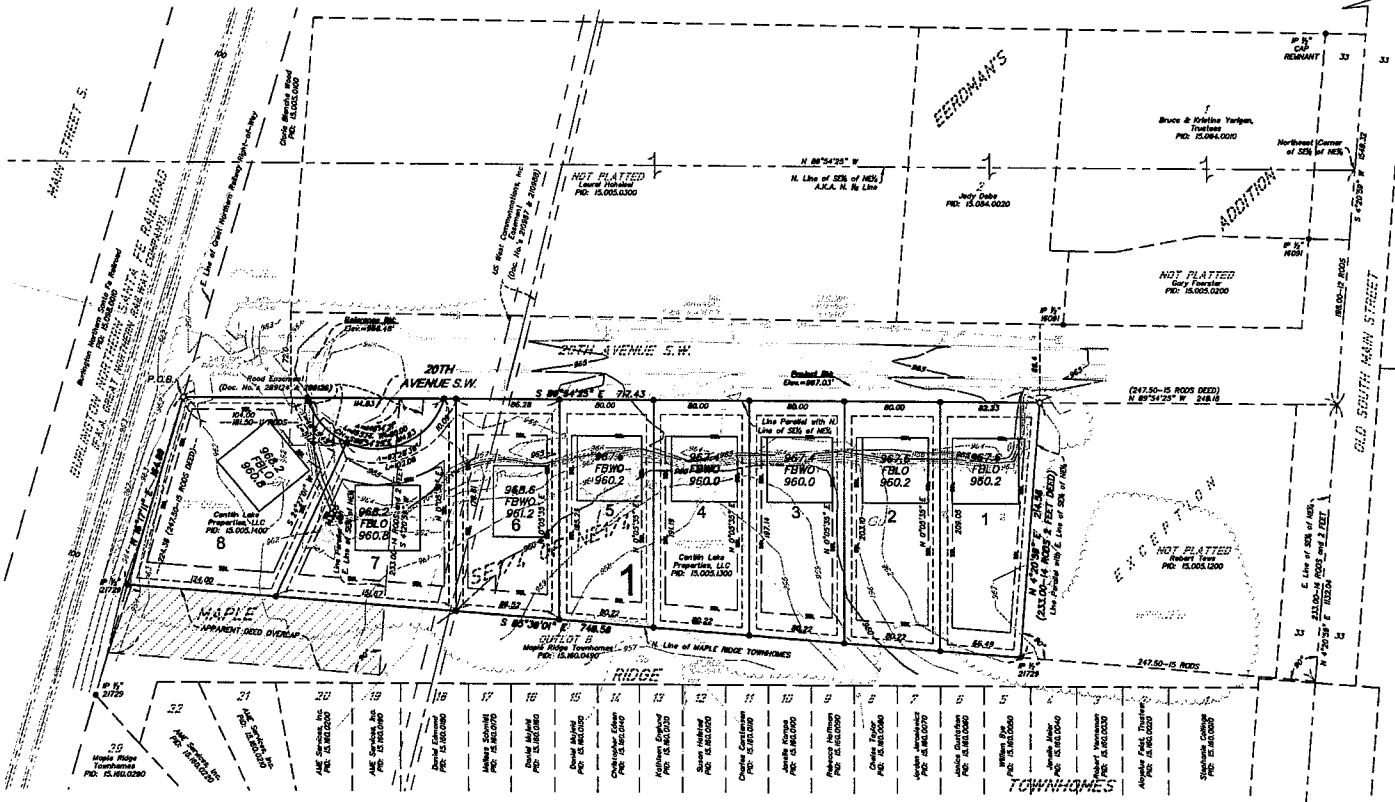
Line symbol	Hydrologic group	Water table depth (ft)
C or A/B	C	>40
L	A/B	17

• Data from USDA Web Soil Survey

I hereby certify that a boundary survey has been completed for the preliminary plat of SCHUMACHER ADDITION, Isanti County, Minnesota.

Signed: *Craig A. Weisman*
Craig A. Weisman
Date: 9/14/20 Lic. No. 47466

- Surveyor's Notes:**
- Subject property is not within a flood plain district as mapped by FEMA, but within a shoreland district.
 - Parts of the woods edge are digitized per Isanti County GIS 2020 aerial imagery.
 - Reference 2001 roof plans for 20th Ave SW by SDN File No. ACAM0801030.



- Denotes 1/2 inch x 1/4 inch iron monument set with a plastic plug stamped R.L.S. 47466.
- Denotes 1/2 inch x 1/4 inch iron monument with a plastic plug stamped R.L.S. 47466 to be set within one year of platting date.
- Denotes iron monument found.

REFERENCE BENCHMARK:
Top nail hydrant at the end of the easement at the N. end of 20th Avenue SW.
Elevation = 958.48 feet (SDI road plans)

PROJECT BENCHMARK:
Top nail hydrant on the S. side of 20th Avenue SW and 350th Ave N. of the intersection of 20th Avenue SW and Old South Main Street.
Elevation = 957.03 feet (SDI road plans)

OWNER/DEVELOPER:
Cantlin Lake Properties LLC
Brend Schumacher
28201 127th Street NW
Chaska, MN 55309
612-718-3366

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
15076 First Street
Baxter, MN 55309-8322
763-282-8822

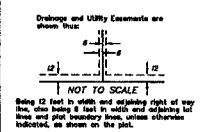
TOTAL AREA: 137,222.97 (3.15+ Ac)

EXISTING ZONING: One Family Residence District (R-1)

PROPOSED ZONING: One Family Residence District (R-1)

MINIMUMS:
80 feet width
100 feet depth
1000 square feet

DENOTES BUILDING SETBACKS:
30' front
20' rear
20' rear setbacks open space
10' side



DATE: September 4, 2020
FIELD DATE: August 17, 2020
SK/PC: SDN/136-37
DRAWN BY: CJR
CHECKED BY: PAMB,CAW
DWG FILE: 20-0294 Prelim Plat
FILE NO.: 20-0294-00

REVISIONS:

No.	Description

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.

Signed: *Craig A. Weisman*
Craig A. Weisman
Date: 9/14/20 Lic. No. 47466

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
15076 FIRST STREET
BAXTER, MN 55309-8322
TEL: 763-282-8822 FAX: 763-282-8821

PRELIMINARY PLAT
for
Cantlin Lake Properties LLC
SCHUMACHER ADDITION
City of Cambridge
Isanti County, MN

BOGART, PEDERSON & ASSOCIATES, INC.

Applicant

A request by Brad Schumacher, Cantlin Lake Properties, 28551 127th Street NW, Zimmerman, MN 55398 for a final plat.

Review

This report is consistent with the Preliminary Plat staff report. No new information is being presented. Final plats can be reviewed simultaneously with the preliminary plat when no new infrastructure is required as part of the plat. In this case all infrastructure is already installed.

Mr. Schumacher recently purchased the land south of 20th Ave SW, just north of the townhomes in the Maple Ridge development. The property is zoned R-1 One Family Residence district. The request is for a final plat of eight (8) single family parcels. No zoning amendments are needed as part of this request.

The plat consists of 3.15 acres. Each parcel proposed meets the minimum size requirements per city code. Infrastructure was installed in the early 2000's and each parcel already have sewer and water stubbed in. When the infrastructure was installed, the highest and best use was considered single family, therefore the stubs were placed in hopes this would be developed as such.

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Site plans have also been submitted including stormwater and grading and drainage plans. Staff has reviewed these documents and do have site review comments. These comments are a condition of this eight (8) lot subdivision approval and have been added to the Resolution. The conditions need to be met in order for development to occur.

Planning Commission Action

Motion to approve the final plat as on the attached draft Resolution as long as the conditions listed can be met.

Attachments

1. Draft Resolution
2. General Location Map
3. Final Plat

Resolution No. R20-XXX

RESOLUTION APPROVING A FINAL PLAT
SCHUMACHER ADDITION
(PIN: 15.005.1400 AND 15.005.1300)
(20TH AVE SW)

WHEREAS, Brad Schumacher, Cantlin Lake Properties, 28551 127th Street NW, Zimmerman, MN 55398 is the owner of the property located at:

Existing Property Description (Title Commitment -- Doc. No. P-11069):

Parcel 1:

That part of the Southwest Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, Isanti County, Minnesota, described as follows: Commencing at a point on the East section line at a point 12 rods South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, thence South on said East Section line 14 rods and 2 feet; thence West at a right angle to the East line of the Great Northern Railway Company right of way thence Northeast along the East line of the Great Northern Railway Company right of way 13 rods, more or less, thence East and parallel to the North 1/16 line a distance of 15 rods to the point of commencement.

EXCEPTING THEREFROM

Commencing at a point on the East Section line at a point 12 rods South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23; thence South on said East Section line 14 rods and 2 feet; thence West at a right angle for a distance of 15 rods; thence North and parallel to the East Section line for a distance of 14 rods and 2 feet; thence East and parallel to the North 1/16 line for a distance of 15 rods to the point of commencement and there to terminate;

AND FURTHER EXCEPTING THEREFROM

That part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, described by metes and bounds as follows: Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section, Township and Range; thence South following the East line of said Section a distance of 12 rods; thence West and parallel with the North 1/16 line to the East line of the Great Northern Railway Company Right-of-way for a point of beginning; thence East and parallel with the North 1/16th line a distance of 11 rods, thence South and parallel with the East line of said Section a distance of 14 rods and 2 feet; thence West at right angles from the East line of said Southeast Quarter of the Northeast Quarter to the East line of the Great Northern Railway Right-of-way, thence Northeast following the East line of the Great Northern Railway Right-of-way a distance of 15 rods to point of beginning and there to terminate.

Parcel 2:

That part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, Isanti County, Minnesota, described by metes and bounds as follows: Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section, Township and Range; thence South following the East line of said Section a distance of 12 rods; thence West and parallel with the North 1/16 line to the East line of the Great Northern Railway Company Right-of-way for a point of beginning; thence East and parallel with the North 1/16th line a distance of 11 rods, thence South and parallel with the East line of said Section a distance of 14 rods and 2 feet; thence West at right angles from the East line of said Southeast Quarter of the Northeast Quarter to the East line of the Great Northern Railway Right-of-way, thence Northeast following the East line of the Great Northern Railway Right-of-way a distance of 15 rods to point of beginning and there to terminate.

Is requesting a Final Plat; and

WHEREAS, The Planning Agency of the City has completed a review of the application and made a report pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, The Planning Commission of the City, on the 6th day of October 2020, discussed the request; and

WHEREAS, the Planning Commission made a recommendation to approve said request, and it was brought forward for City Council consideration as long as the following conditions can be met:

1. The supplemental connection charges for sanitary sewer and water area charges identified in Ordinance No. 452 in the amount of \$49,615 must be paid at the time of final plat.

Engineer Comments

1. Vacate the existing roadway easements at the 20th Ave SW Cul-de-sac once the final plat is approved. They are not necessary with the new dedicated ROW.
2. Show the existing services for proposed lot 8. They are shown on the City record plans previously provided. No new services are required to be installed.
3. Revise the plat signature blocks to reflect the requirements in the City Subdivision Ordinance and remove those not required.

4. The proposed storm water treatment area in the rear yards is not required per City ordinance since there is less than one acre of new impervious surface proposed. It may be installed if desired by the developer.
5. A MPCA NPDES Stormwater construction permit must be obtained from the MPCA for this project. Provide a copy to the City prior to any work on site.
6. After site grading completion, provide an as-built survey showing that the site has been graded in conformance with the approved site grading plan. Include finished grade shots on all house pads, lot lines, swales and stormwater management facilities.
7. No building permits will be issued until the site grading survey and site restoration and erosion control are satisfactorily completed.

Building Comments

1. Verify that all proposed home foundations will be supported on undisturbed natural soil or engineered fill. Provide a soil compaction report confirming that fill soils have been adequately placed and compacted to be found adequate to support imposed loads if footings are proposed to be placed above fill elevations.

Planning Comments

1. Correct the deed overlap shown on the plat.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Final Plat as long as the conditions listed above are met.

Adopted by the Cambridge City Council

This 19th day of October 2020

Jim Godfrey, Mayor

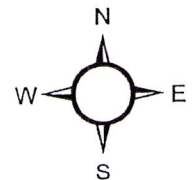
ATTEST:

Linda J. Woulfe, City Administrator

Preliminary and Final Plat Schumacher Addition



A request by Brad Schumacher, Cantlin Lake Properties,
for a preliminary and final plat of Schumacher Addition.
The plat will consist of an eight (8) lot single family subdivision.



SCHUMACHER ADDITION

CITY OF CAMBRIDGE
ISANTI COUNTY, MN

SHOW ALL PARTIES BY THREE PRINCIPALS: That Caitlin Lake Properties LLC, a Minnesota limited liability company, owner of the following described property situated in City of Cambridge, County of Isanti, State of Minnesota, to-wit:

Parcel 1:
That part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, Isanti County, Minnesota, described as follows: Commencing at a point on the East section line of a point 12 rods South of the Northeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, thence South on said East Section line 14 rods and 2 feet thence West at a right angle to the East line of the Great Northern Railway Company right-of-way thence Northerly along the East line of the Great Northern Railway Company right-of-way 18 rods, more or less, thence East and parallel to the North 1/16 line as shown to the point of commencement.

Parcel 2:
That part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, Isanti County, Minnesota, described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section, Township and Range; thence South following the East line of said Section a distance of 12 rods thence West and parallel with the North 1/16 line to the East line of the Great Northern Railway Company Right-of-way for a point of beginning; thence East and parallel with the North 1/16 line a distance of 11 rods, thence South and parallel with the East line of said Section a distance of 14 rods and 2 feet; thence West at a right angle from the East line of said Southeast Quarter of the Northeast Quarter to the East line of the Great Northern Railway Right-of-way, thence North following the East line of the Great Northern Railway Right-of-way a distance of 18 rods to point of beginning and there to terminate.

Has caused the same to be surveyed and plotted as SCHUMACHER ADDITION and does hereby dedicate to the public for public use forever the public way and the easements as shown on this plat for drainage and utility purposes only.

In witness whereof Caitlin Lake Properties LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____ 20__

Caitlin Lake Properties LLC
Bred Schumacher, Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by Bred Schumacher, Manager of Caitlin Lake Properties LLC, a Minnesota limited liability company.

(Notary Signature) _____ Notary Public, _____ County, Minnesota

(Notary Printed Name) _____ My Commission expires _____

I hereby certify that I have surveyed and plotted or directly supervised the surveying and plotting of the land described on this plat that this plat is a correct representation of the boundary survey; all metes and bounds are correctly designated on the plat; all monuments depicted on the plat have been or will be correctly set within one year; all water boundaries used and made up of this date are shown and labeled; and all public ways are shown and labeled; and that there are no violations, as defined in MN 505.01, Subd. 3, or public highways to be designated other than as shown.

Craig A. Veneman, Land Surveyor
Minnesota License Number 47466

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by Craig A. Veneman, Land Surveyor, Minnesota License Number 47466.

(Notary Signature) _____ Notary Public, _____ County, Minnesota

(Notary Printed Name) _____ My Commission expires _____

City of Cambridge
City Council

Approved by the City Council of Cambridge, Minnesota, this _____ day of _____ 20__ and is in compliance with the provisions of Chapter 508.02, Subdivision 2, Minnesota Statutes.

Mayer _____ Clerk

Isanti County Board of Commissioners
Approved by the Board of County Commissioners, Isanti County, Minnesota this _____ day of _____ 20__ and is in compliance with the provisions of Chapter 508.02, Subdivision 2, Minnesota Statutes.

Board Chairman _____ County Coordinator

County Surveyor
I hereby certify that this plat has been checked and recommended for approval, as to compliance with Chapter 508, Minnesota Statutes this _____ day of _____ 20__

Isanti County Surveyor _____

County Attorney
I hereby approve this plat as to form and execution this _____ day of _____ 20__

Isanti County Attorney _____

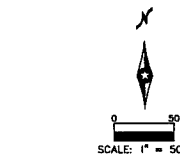
County Auditor/Treasurer
I hereby certify that the taxes for the year _____ on the property described herein have been paid and that there are no delinquent taxes and transfer returned on, this _____ day of _____ 20__

Isanti County Auditor/Treasurer _____ Deputy

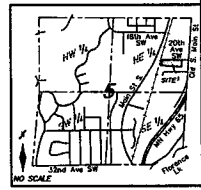
County Recorder
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____ 20__ at _____ o'clock _____ M., as Document Number _____

Isanti County Recorder _____

Isanti County Recorder _____

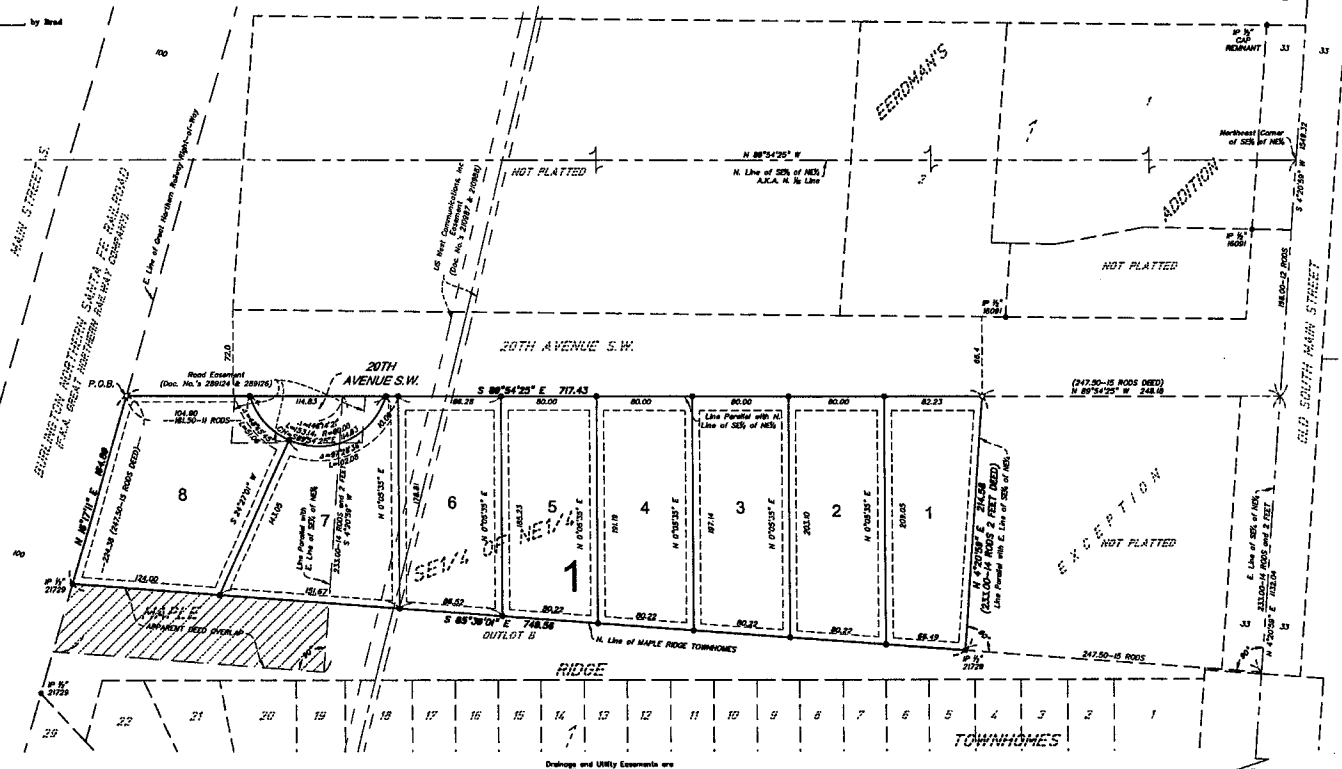


- LEGEND:
- Denotes 3 inch x 14 inch iron monument set with a plastic plug stamped R.L.S. 47466
 - Denotes 3 inch x 14 inch iron monument with a plastic plug stamped R.L.S. 47466 to the east and year of planting 2023
 - Denotes iron monument found.
 - LS 1604 Denotes Dale E. Anderson, LS
 - LS 21729 Denotes Rick M. Wren, LS
 - Denotes easement
 - - - Denotes right of way
 - ==== Denotes existing roadway

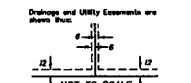


VICINITY MAP
Sec. 5, Twp. 35, Rng. 23
Isanti County, MN

177



Bearings are based on the Isanti County Coordinate System (NAD83 98 Adj). For the purpose of this survey, the North Line of the 1/16 of 1/16 of Section 5, Township 35, Range 23 bears North 89 degrees 54 minutes 22 seconds East.



NOT TO SCALE
Bearing 12 feet to utility easement right of way line, also bearing 12 feet to north and adjoining lot lines and plat boundary lines, unless otherwise indicated, as shown on the plat.

Southeast Corner of S25 of NE5
A.C.A. East Quarter Corner of Section 5, Township 35, Range 23, Isanti County, Minnesota

BOGART, PEDERSON & ASSOCIATES, INC.

**PUBLIC HEARING . . . PLANNED UNIT DEVELOPMENT AMENDMENT (REZONING) . . .
LOT 1, BLOCK 1, HERITAGE GREENS OF CAMBRIDGE . . .**

Request

The request of Unique Opportunities, LLC, 103 N. Cascade St., Fergus Falls, MN 56357, to amend the Heritage Greens of Cambridge mixed use Planned Unit Development (PUD) specifically for Lot 1, Block 1 Heritage Greens of Cambridge from commercial/office to multi-family (R-3 zoning).

Overview

Lot 1, Block 1, Heritage Greens of Cambridge is identified as commercial/office in the original Planned Unit Development of Heritage Greens dated July 19, 2004. Sixteen years have passed without a serious inquiry on this parcel for commercial/office development. Unique Opportunities, LLC., is interested in purchasing the parcel and building a 48-unit apartment building. In order to change the use on this parcel, an amendment to the PUD is required. The City can amend a Planned Unit Development if it finds the amendment necessary due to a lack of development within a reasonable time after the PUD zoning district was established.

The Heritage Greens PUD is currently a mixed use of single-family homes, villa homes, and multi-family townhomes. An apartment building will fill a significant need for the City and compliment the areas housing choices. Multi-family housing is an essential portion of a city's total housing demand.

According to our most recent housing study, the city has a market rate apartment vacancy rate of 1.2% (only seven out of 579 units were vacant). Affordable apartments also had a very low vacancy. The study based the need on Cambridge being a growing regional center, market demand, growth from new employment hires, pent up demand due to housing shortages, empty nesters, and future households that could relocate to Cambridge if adequate rental housing was available. The study found that approximately 1,100 units should be built within the next five years.

This housing study was completed in 2019 by McComb Group, Ltd and can be found in its entirety by following the link:

<https://www.ci.cambridge.mn.us/doing-business/economic-development/community-reports>

The proposed 48-unit apartment building will be a three-story building with underground parking for its residents. The building is proposed to feature a community room, exercise room, balconies, and a washer/dryer in each unit. The building will consist of three (3) studio apartments, fifteen (15) one-bedroom apartments, and thirty (30) two-bedroom apartments.

Review

The purpose of the Development Plan review stage is to provide a specific and particular plan upon which the Planning Commission will base its rezoning recommendation (amendment) to the Council and with which substantial compliance with the general concept plan is necessary for the preparation of the final plan. Specifically, when making recommendation to City Council on the rezoning request (amendment) the Planning Commission shall consider the following Standards for amendments as stated in Section 156.116.E of the Zoning Code:

1. Whether the proposed amendment is consistent with the goals, objectives and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council;

Staff finds that the amendment is consistent with the goals of the Comprehensive Land Use Plan, specifically, 1.) Housing Goal 1 Policy 1.3: Encourage the development of a balance of housing types, including market rate, low to moderate income, and congregate, to meet the needs of all citizens, including young adults and senior citizens. 2.) Housing Goal Policy 1.6: Encourage the location of a wide range of housing types throughout the City to avoid a concentration of high density. 3.) Housing Goal 2 Policy 2.5: Consider innovative ways to increase residential density in existing developed neighborhoods without negatively impacting adjacent land uses.

2. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property;

Staff finds that the amendment is compatible with the overall character of the existing development whereas the Heritage Greens area is already a mixed use of many different housing types. Additionally, this area is close to a park, hospital, and government center making it a walkable community for its residents.

3. Whether the proposed amendment will have an adverse effect on the value of adjacent properties; and

Staff finds the land has been platted and vacant for 16 years and building a \$6 million building will improve the value of the adjacent properties.

4. The adequacy of public facilities and services.

Staff finds adequate public infrastructure is in place for a multi-family building.

Planning Commission Action

Motion to recommend City Council approve the attached draft ordinance approving an amendment to a previously approved PUD zoning request in accordance with the Development Plans as amended as long as the following conditions are met:

1. The Site Plan Review process is to be completed with City approval.
2. All federal, state, and local regulations must be met.

Attachments

1. Draft Ordinance
2. General Location Map
3. Original Plat and Development Plan
4. Application Materials

ORDINANCE NO. XXX

**AN ORDINANCE REZONING CERTAIN REAL
PROPERTY LOCATED IN PART OF
SECTION 05, T35, R23
FROM PUD, PLANNED UNIT DEVELOPMENT DISTRICT 2-09
TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT 1-2020.**

WHEREAS, that tract of land, hereinafter called the "tract", lying and being in the City of Cambridge, County of Isanti and State of Minnesota, described as follows, to wit:

Lot 1, Block 1, Heritage Greens of Cambridge

is currently zoned by the City of Cambridge, hereinafter called the "City", as being in a PUD, Planned Unit Development District 2-09 zoning district; and

WHEREAS, the applicant, Unique Opportunities, LLC and owner Traditional Neighborhood of Cambridge, LLC has requested an amendment to the previously approved Planned Unit Development hereinafter called the "Development Plans"; and

WHEREAS, the applicant and owner have requested the use of Lot 1, Block 1 Heritage Greens of Cambridge change from commercial/office to multi-family; and

WHEREAS, the Planning Commission has completed a review of the Development Plans and reviewed an October 6, 2020 staff report pertaining to such rezoning request, a copy of which review and Development Plans has been presented to the City Council of the City; and

WHEREAS, the Planning Commission of the City, on the 6th day of October, 2020, following proper notice, held and conducted a public hearing regarding the requested rezoning, following which hearing such Planning Commission adopted a recommendation that such rezoning be approved; and.

WHEREAS, the City Council of Cambridge hereby finds that:

1. Due to a lack of (commercial) development on this lot within a reasonable time after approval of the original PUD zoning district was established, the amendment is reasonable and necessary.
2. The PUD zoning in accordance with the Development Plans submitted to the City of Cambridge conforms to the City's Comprehensive Plan and the Standards of Section 156.116 E in the Zoning Code, specifically:
 - a. Whether the proposed amendment is consistent with the goals, objectives

and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council;

Staff finds that the amendment is consistent with the goals of the Comprehensive Land Use Plan, specifically, 1.) Housing Goal 1 Policy 1.3: Encourage the development of a balance of housing types, including market rate, low to moderate income, and congregate, to meet the needs of all citizens, including young adults and senior citizens. 2.) Housing Goal Policy 1.6: Encourage the location of a wide range of housing types throughout the City to avoid a concentration of high density. 3.) Housing Goal 2 Policy 2.5: Consider innovative ways to increase residential density in existing developed neighborhoods without negatively impacting adjacent land uses.

- b. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property;

Staff finds that the amendment is compatible with the overall character of the existing development whereas the Heritage Greens area is already a mixed use of many different housing types. Additionally, this area is close to a park, hospital, and government center making it a walkable community for its residents.

- c. Whether the proposed amendment will have an adverse effect on the value of adjacent properties; and

Staff finds the land has been platted and vacant for 16 years and building a \$6 million building will improve the value of the adjacent properties.

- d. The adequacy of public facilities and services.

Staff finds adequate public infrastructure is in place for a multi-family building.

3. The previously approved Development Plans approved by the City Council on July 19, 2004 (PUD 3-04) and as amended on September 20, 2004 (PUD 3-04A), July 16, 2007 (1-07), June 16, 2008 (2-08), and March 18, 2013 (2-09), are not affected by this amendment to the Development Plan and shall remain in effect as adopted.
4. The Site Plan Review process is to be completed with City approval.
5. All federal, state, and local regulations must be met.

NOW, THEREFORE, the City Council of the City of Cambridge, Minnesota, ordains that the tract shall be and is hereby zoned and classified, pursuant to the provisions of the Zoning Ordinance of the City of Cambridge, as being in and constituting PUD district number 1-2020.

This ordinance shall become effective the day following publication of notice of its adoption.

Adopted this 19th day of October, 2020

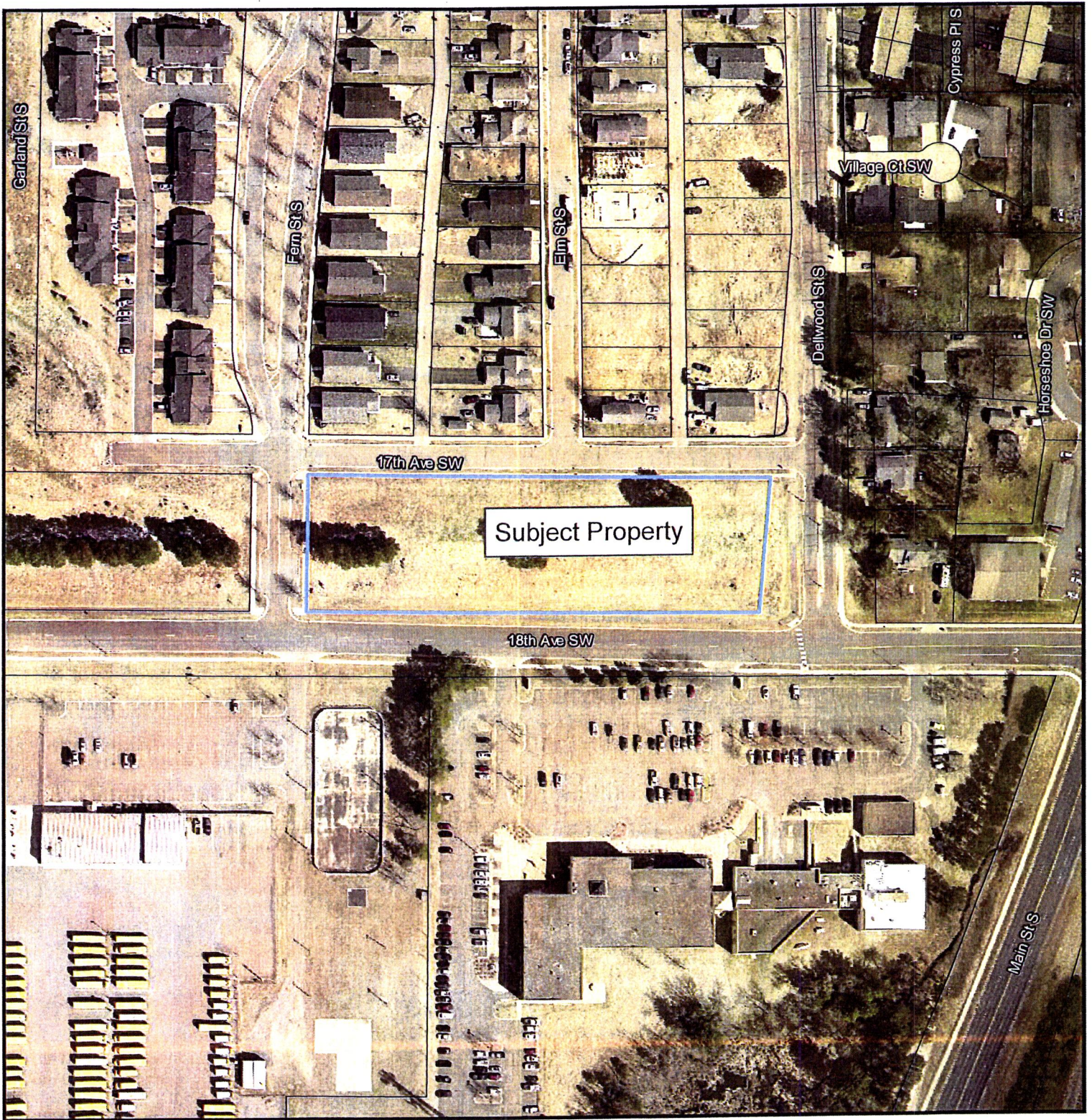
James Godfrey, Mayor

ATTEST:

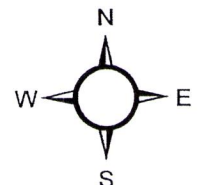
Lynda J. Woulfe, City Administrator

Date of Publication: October 29, 2020

Planned Unit Development Amendment Unique Opportunities, LLC

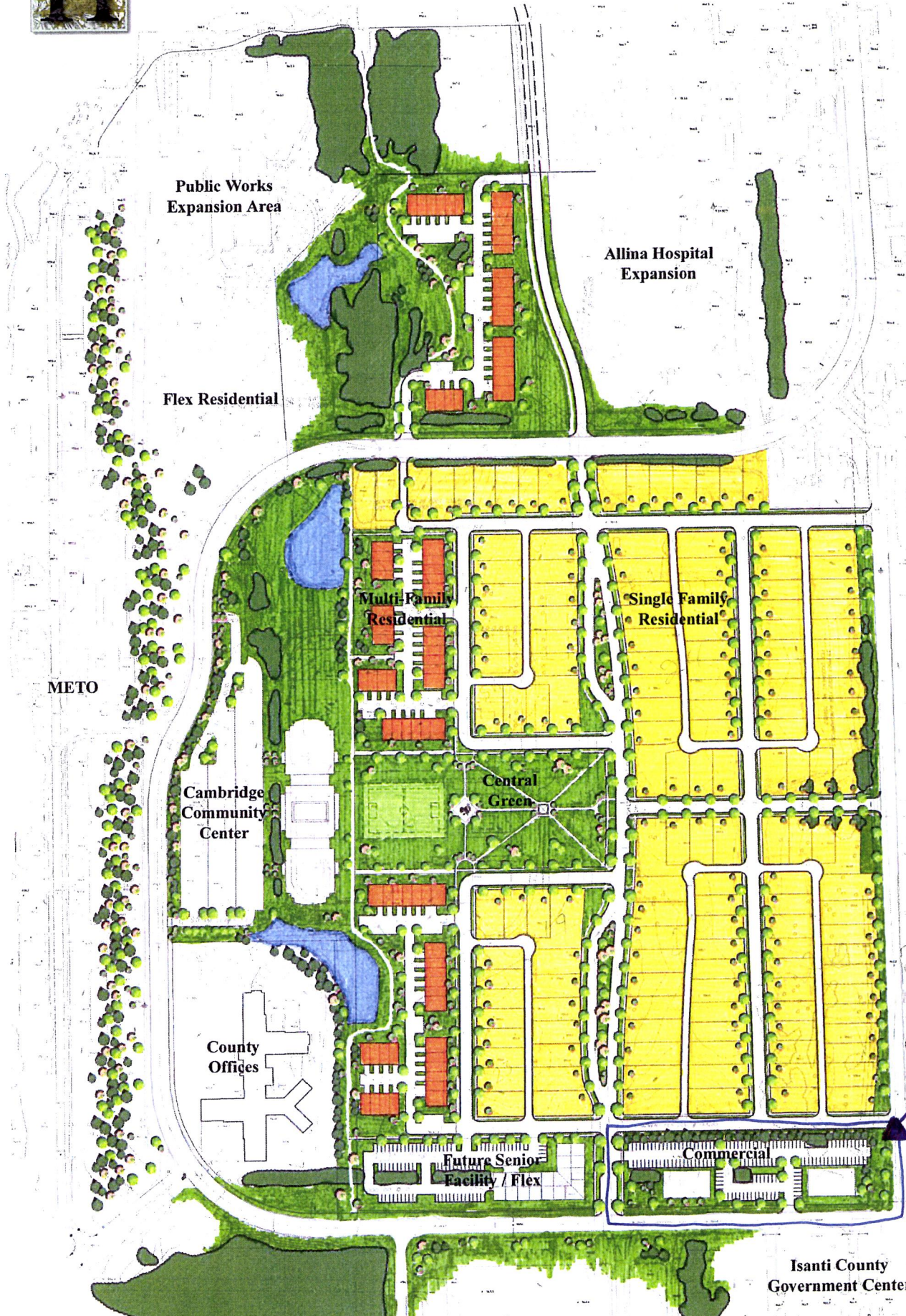


A request by Unique Opportunities, LLC for a Planned Unit Development (PUD) amendment. The original PUD identifies this parcel as commercial/office use. The request is to change this parcel to multi-family. Unique Opportunities is proposing a 48 unit apartment building with underground parking.





Heritage Greens of Cambridge



Lot 1,
Block
Comme
to
Multi-
Famili



11.30.2004

Original plan plan



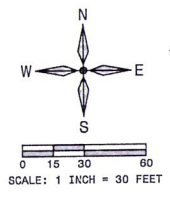
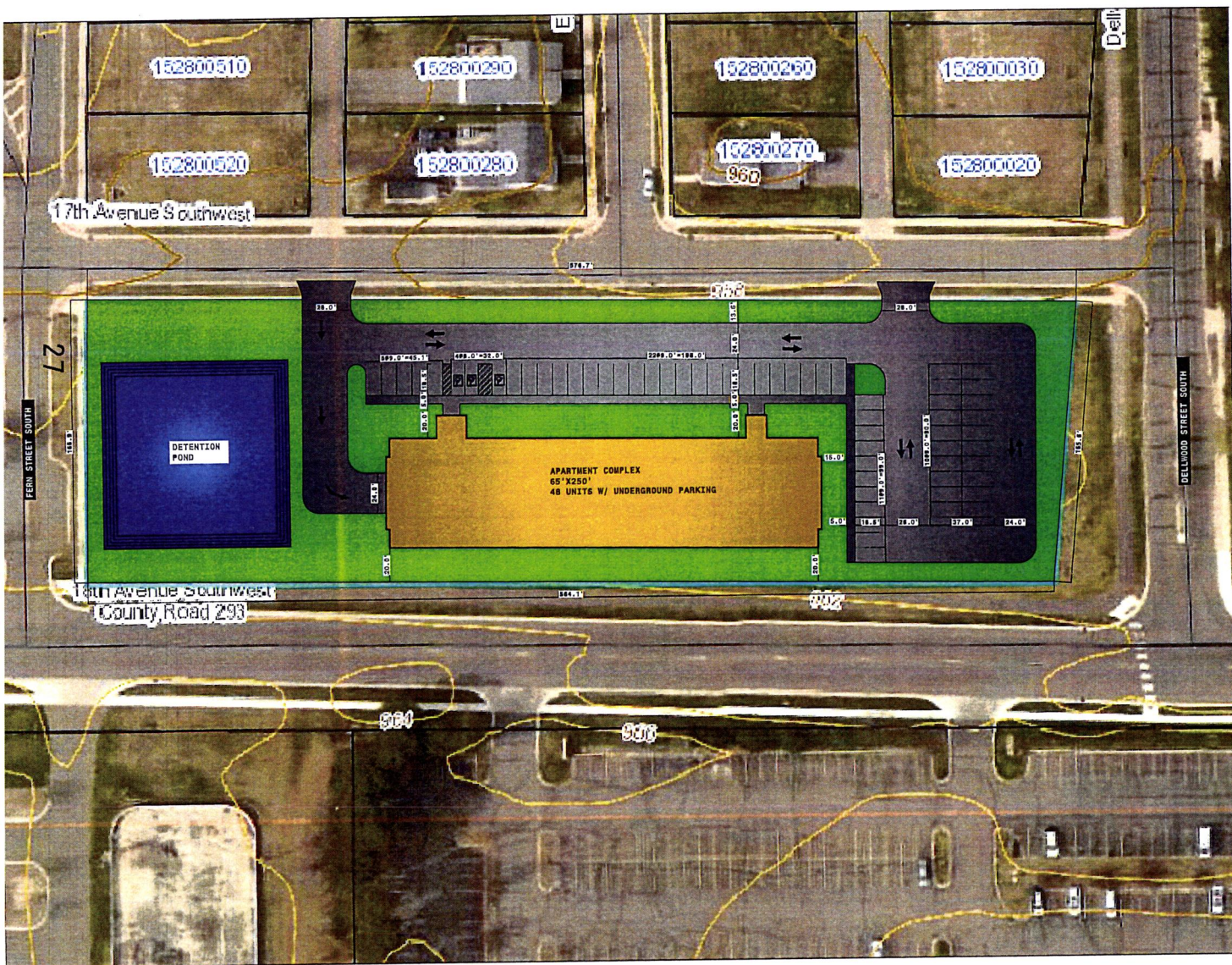
PUD Amendment Request

Unique Opportunities LLC respectfully requests a PUD amendment for the property located at 550 18th ave SW with property ID 152800010. The current designation of the property is commercial office space and we would like that to be amended to allow for development of a 48 unit apartment building with underground parking. We feel this use fits the property well and will fill a significant need in the community for more housing.

Attached as part of the application is a basic site plan showing how we envision the property being laid out. We have also attached building floor plans and renderings to give a perspective on the finished project. Please let us know if you would like any more information and we would be happy to provide it.

Thank you.

Samuel Herzog



CITY REQUIREMENTS:

PROPERTY PID:	152800010
ZONING:	'R-3' MULTIPLE FAMILY RESIDENCE DISTRICT
FRONT SETBACK:	MINIMUM: 20'
REAR SETBACK:	MINIMUM: 30'
SIDE SETBACK:	MINIMUM: 15'

PARKING NOTES:

- 48 UNIT APARTMENT COMPLEX
- 2/20 - ONE SPACE SHALL BE HOUSED IN A GARAGE
- 25/GUEST PARKING PER DWELLING UNIT
- UNDERGROUND PARKING SPACES PROVIDED: 48
- REQUIRED EXTERIOR PARKING SPACES: 60
- EXTERIOR PARKING SPACES PROVIDED: 62
- TOTAL STALLS PROVIDED: 110

MBN
ENGINEERING
MECHANICAL • ELECTRICAL • CIVIL
803 7TH ST. N., SUITE 200
FARGO, ND 58102
PHONE: 701.478.6336
FAX: 701.478.6340

UNIQUE CONSTRUCTION

CAMBRIDGE APARTMENTS

CAMBRIDGE, MINNESOTA

NOT FOR CONSTRUCTION

SITE PLAN

MBN JOB #: 20-186 DATE: 07-28-20

S1



CAMBRIDGE - 48 UNIT

UNIQUE OPPORTUNITIES

CAMBRIDGE, MINNESOTA

08/05/20



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CAMBRIDGE - 48 UNIT
UNIQUE OPPORTUNITIES
CAMBRIDGE, MINNESOTA

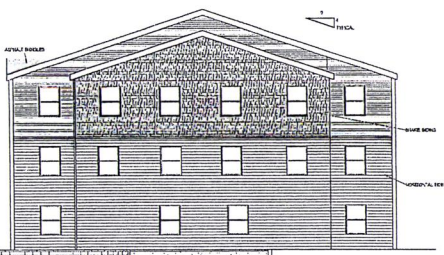
KEYNOTES



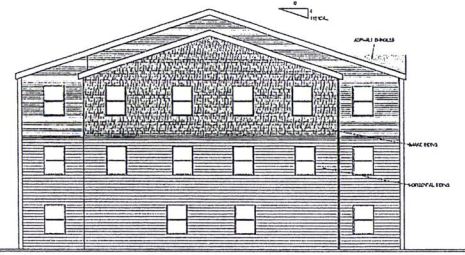
10 NORTH ELEVATION
1/8" = 1'-0"



11 SOUTH ELEVATION
1/8" = 1'-0"



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



13 EAST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

I hereby certify that this drawing, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Print Name - Richard Miller
Signature - [Signature]
Date: AUGUST 2010 License No. 33381

UHR
PARTNERS
ARCHITECTURE | PLANNING
422 Main Avenue
Maplewood, Minnesota 56150
Telephone: (763) 224-4412

PROJECT NUMBER: 1005-17

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