PLANNING COMMISSION STAFF REPORT

Originator	Meeting Date	Agenda Item
Cary Teague **Community Development Director**	**October 10, 2012**	**VI.A.**

INFORMATION & BACKGROUND

Project Description

Jerrod Lindquist is proposing to subdivide his property at 5945 Concord Avenue into two lots. (See property location on pages A1–A3b.) If the request is approved, the existing home would be torn down and new homes built on each lot. (See applicant narrative and plans on pages A7–A15.) Also attached to the back of the report are signatures from adjacent property owners that support the project.

To accommodate the request the following is required:

1. A subdivision;
2. Lot width variances from 77 feet to 50 feet for each lot; and
3. Lot area variances from 10,028 square feet to 6,794 and 6,800 square feet.

Lot 2 would gain access off Concord Avenue, and Lot 1 would have the option of access of Concord or 60th Street.

Within this neighborhood, the median lot area is 10,028 square feet, median lot width is 77 feet, and the median lot depth is 135 feet. (See attached median calculations on pages A4–A6 and A15.)

Surrounding Land Uses

The lots on all sides of the subject properties are zoned and guided low-density residential.

Existing Site Features

The existing site is a corner lot and contains a single-family home and attached garage on the east side of the lot. Access is gained off of 60th Street. (See pages A3, A3a, and A11.)

Planning

Guide Plan designation: Single-dwelling residential
Zoning: R-1, Single-dwelling district

Lot Dimensions

	Area	Lot Width	Depth
REQUIRED - Median	**10,028 s.f.**	**77 feet**	**135 feet**
Lot 1	*6,794 s.f.**	*50 feet**	135 feet
Lot 2	*6,800 s.f.**	*50 feet**	135 feet

** Variance Required*

Grading/Drainage and Utilities

The city engineer has reviewed the proposed plans and submitted comment. (See page A17.) If the project is approved, a condition of approval should be that the conditions outlined in the city engineer memo must be met. Grading and drainage plans specific to any proposed house would be reviewed at the time of building permit. Drainage from any new home, garage or driveway would have to be directed to Concord Avenue, and/or 60th Street. Sewer and water are available to the site. Specific hook-up locations would be reviewed at the time of a building permit for each lot. A Minnehaha Creek Watershed District permit would also be required.

History of Subdivision Requests in the Area

The City of Edina has considered several subdivision requests with variances in this area. (See attached area map showing this locations of these requests on page A16. Please note that the medians were smaller than the subject proposal.) The following is the history in the past five years:

Requested Subdivisions in the last five years

1. In 2006, the property at 5901 France Avenue received variances to build four (4) 66-foot wide lots consistent with the area. ***(Median = 9,269 s.f. & 73 feet wide.)***

2. In 2008, 6120 Brookview Avenue was proposed to be divided into two (2) 50-foot lots by Bravura Construction; however, the applicant withdrew the request before action was taken. ***(Median = 6,700 s.f. & 50 feet wide.)***

3. In 2009, a 100-foot lot at 5920 Oaklawn was granted variances to divide into two (2) 50-foot lots. ***(Median = 6,699 s.f. & 50 feet wide.)***

4. In 2011, the property at 5829 Brookview was granted variances to divide into two (2) 50-foot lots. ***(Median = 6,769 s.f. & 50 feet wide.)***

5. In 2012, the property at 6109 Oaklawn was denied their request to subdivide the property into two (2) 50-foot lots. ***(Median = 6,701 s.f. & 50 feet wide.)***

6. In 2012, 6120 Brookview was again proposed for subdivision. That request was denied. ***(Median = 6,700 s.f. & 50 feet wide.)***

Again, within the above mentioned neighborhoods, the median lot size was smaller than the subject subdivision area. The median lot sizes in these other areas were typically less than 7,000 square feet and lot width was 50 feet. The median in this neighborhood is 10,028 square feet and 77 feet wide.

Primary Issue

- **Are the findings for a variance met?**

No. Staff believes that the findings for a Variance are not met with this proposal.

Per state law and the Zoning Ordinance, a variance should not be granted unless it is found that the enforcement of the ordinance would cause practical difficulties in complying with the zoning ordinance and that the use is reasonable. As demonstrated below, staff believes the proposal does meet the variance standards, when applying the three conditions:

a) *Will the proposal relieve practical difficulties that prevent a reasonable use from complying with the ordinance requirements?*

No. Reasonable use does not mean that the applicant must show the land cannot be put to any reasonable use without the variance. Rather, the applicant must show that there are practical difficulties in complying with the

code and that the proposed use is reasonable. "Practical difficulties" may include functional and aesthetic concerns.

Staff believes that the property already has reasonable use with a single family home that complies with all minimum lot size requirements. It is the same size as the adjacent lot to the east. (See page A2.) Additionally, while the proposed lots would be similar in size to the lots to the north, they would however, be much smaller than the lots to the west, south and east. (See pages A4–A6.) These lots all far exceed the proposed lot width of 50 feet and lot area of 6,794 and 6,800 square feet. Because these lots are larger, the median lot area and width in this neighborhood is larger than the areas that had previous requests for subdivisions. (See previous pages.)

The action or request by the applicant to subdivide the property causes the practical difficulty. The request to subdivide the lot causes the need for the variances; therefore the practical difficulties are self-created.

Applicant does not propose to use the property in a reasonable manner prohibited by the zoning ordinance. The Subject Property is only 3,566 square feet larger than the required minimum lot size. The proposed lots which are approximately 32% below the minimum lot size requirement are not reasonable.

b) *There are circumstances that are unique to the property, not common to every similarly zoned property, and that are not self-created?*

The condition of this oversized lot is not unique to this neighborhood. There are three lots to the east that are the same size as the subject property. While the lots to the west and south are smaller than the subject lot, they are much larger than the proposed new lots. (See pages A4–A6.)

Again, this is a self-created hardship or practical difficulty caused by the applicant's request to subdivide. The circumstances are self-created due to the request to subdivide the property.

c) *Will the variance alter the essential character of the neighborhood?*

Yes. To subdivide this corner lot into 50-foot wide lots, it could alter the essential character of the intersection of 60th and Concord. Each lot on the corner is currently larger than the proposed 50 foot wide and 6,800 square foot lot.

Staff Recommendation

Recommend that the City Council deny the proposed two lot subdivision of 5945 Concord Avenue and the lot width variances from 77 feet to 50 feet for each lot, and lot area variances from 10,028 square feet to 6,794 and 6,800 square feet.

Denial is based on the following findings:

1. The Subject Property is a conforming single-family residential lot with a new single-family house and has a taxable market value of $266,900. Reasonable use of the property exists today.

2. The proposed variances are not in harmony with the general purpose and intent of the zoning ordinance which is to require nonconforming lots in common ownership to be developed as a single parcel.

3. There are no practical difficulties in complying with the zoning ordinance standards. Applicant does not propose to use the property in a reasonable manner prohibited by the zoning ordinance. The Subject Property is only 3,566 square feet larger than the required minimum lot size. The proposed lots which are approximately 32% below the minimum lot size requirement are not reasonable.

4. The practical difficulty alleged by the applicant's proposal to subdivide the property is self-created.

5. The need for the variance is created only by Applicant's desire to maximize the return on its investment. Such economic considerations alone do not constitute practical difficulties.

6. There are no circumstances unique to the Subject Property that justify granting multiple variance to enable the Applicant to create nonconforming lots. The Subject Property is similar in size to several lots to the east.

Deadline for a City Decision: January 2, 2013

City of Edina

Legend

- Highlighted Feature
- Surrounding House Number Labels
- House Number Labels
- Street Name Labels
- City Limits
- Creeks
- Lake Names
- Lakes
- Parks
- Parcels

PID: 1902824310101

5945 Concord Ave
Edina, MN 55424

CITY OF EDINA, MINNESOTA · INCORPORATED · 1888

A1

City of Edina

Legend

- Highlighted Feature
- Surrounding House Number Labels
- House Number Labels
- Street Name Labels
- City Limits
- Creeks
- Lake Names
- Lakes
- Parks
- Parcels

PID: 1902824310101

5945 Concord Ave
Edina, MN 55424

CITY OF EDINA, MINNESOTA
INCORPORATED
1888

AR

City of Edina

Legend

Surrounding House Number Labels

House Number Labels

Street Name Labels

City Limits

Creeks

Lake Names

Lakes

Parks

Parcels

2009 Aerial Photo

PID: 1902824310101

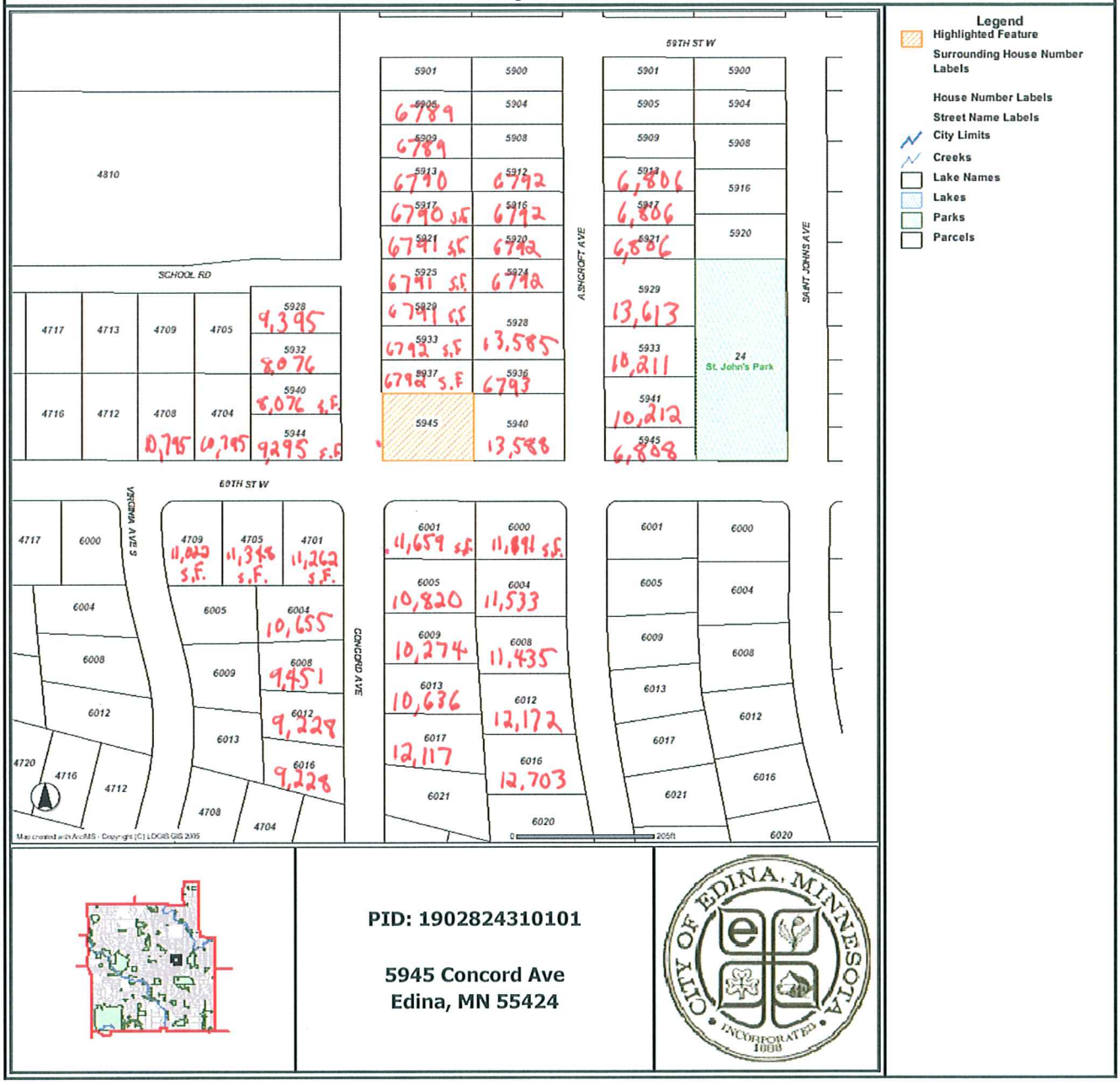
5945 Concord Ave
Edina, MN 55424

CITY OF EDINA, MINNESOTA
INCORPORATED
1888

A3

EXISTING HOME

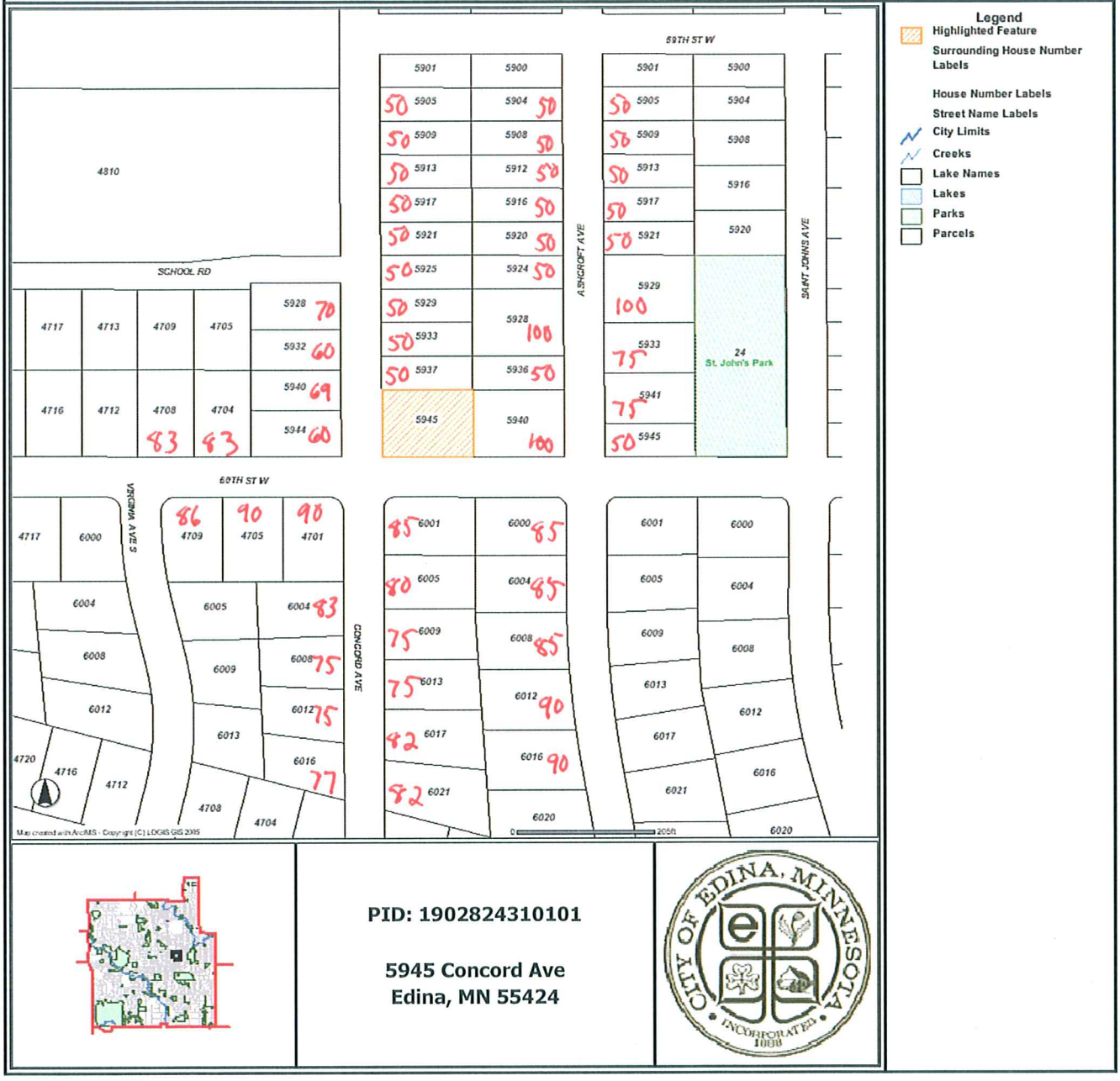
City of Edina



Median Lot Area = 10,028 s.f.

Proposed = 6,794 s.f. (Lot 1)
6,800 s.f. (Lot 2)

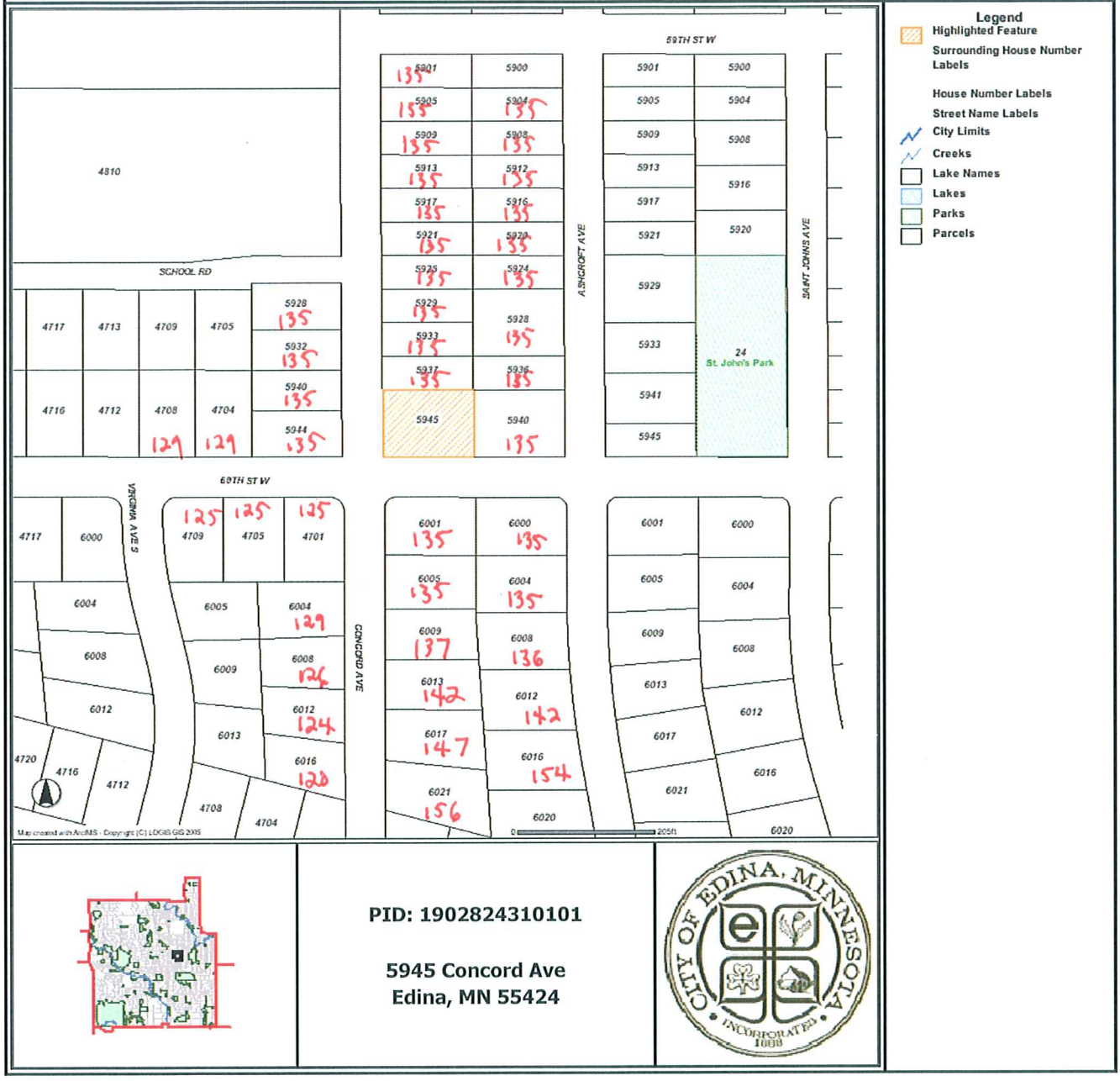
City of Edina



Median Lot Width = 77 feet

Proposed = 50 feet (Lot 1)
50 feet (Lot 2)

City of Edina



Median Lot Depth = 135 feet

Proposed = 135 feet (Lot 1)
135 feet (Lot 2)

APPLICANT NARRATIVE

JERROD C. LINDQUIST

5945 Concord Avenue, Edina, MN 55424

952.925.7921 • 952.221.0762 (cell) • jerrodl@gmail.com

Applicant Narrative

My name is Jerrod Lindquist and I am the property owner at 5945 Concord Avenue in Edina. I have lived within our wonderful city for the past 20 years and at this current address for 16 years. I am seeking approval of subdivision/variance of my property at 5945 Concord Avenue in Edina into the original two platted lots, 5941 and 5945 Concord Avenue. My lots are currently recorded as lots 13 and 14 of the Fairfax Addition. I understand that this requires a subdivision and variance as the resulting lots would be less 75 feet wide at 50 feet wide, even as they were originally designed and remain shown this way. I have submitted the required applications and fees and am submitting this information to illustrate why they have been submitted and also why these applications should be approved.

In support of this endeavor, I have done much research and due diligence through which I have discovered the following:

1. **Neighborhood Support.** There is overwhelming support within the neighborhood for granting approval of the subdivision and variance applications.

   I conducted an exhaustive survey of the neighborhood, focusing on and using the 500 foot circle the City uses and requires for notification purposes. The 500 foot circle encompasses 82 homes, including my home. I personally visited with the homeowners (and residents of non-homeowner occupied homes) of 80 out of the 82 homes and had the following results:

   71 In Favor
   0 Against
   9 Neutral/Passive
   2 No Answer Available/Possible

   (Please see Appendix for a full description of the survey, my methodology and the results)

   The overwhelming opinion of my neighbors is in support of the subdivision/variance, little apathy and precisely no opposition. The discussions with each neighbor also covered the following topics which are more fully detailed below. Also, I will bring letters of total support from the two adjacent neighbors – whom, of course, are most affected by this subdivision/variance.

2. **Lot Size.** The subdivision will result in two 50 foot lots which will match every other west-facing lot of the 5900 block of Concord Avenue. The resultant lots also match the vast majority of lots to the north and east, all of which were originally subdivided into 50 foot width lots (although not all homes were built that way, but a large majority were). These lots were all part of the Fairfax Addition. The lots to the south and west of my lots

were part of later additions (South Concord and Valley View Terrace 2nd, to be specific) which added slightly larger lots to Edina. The South Concord and Valley View Terrace 2nd additions actually begin just across the street from my lots, to the west and south, respectively and thus my lots are the most southeastern of the Fairfax Addition. I am proposing that these lots be considered with respect primarily to the rest of the Fairfax Addition and the resultant lot size is the same as the large majority in the addition and only slightly smaller than those in the adjacent additions. In conclusion, two 50 foot lots will be a) in keeping with and b) within the character of the neighborhood as well as the original plat and, once again, has the full support of the neighborhood.

3. **Resultant House(s).** The houses built/remodeled/redeveloped on the lots would better fit the neighborhood vs. one large house. There have been several houses built on 50 foot lots in the neighborhood over the last several years and building two houses on these lots, given approval, would result in a better fit for the neighborhood. One large house built, as my current house sits, in the middle of the two lots, would not fit the neighborhood as well. Two houses is much preferred over one based on the survey with the 80 homeowners/residents with which I had conversations. I know that the neighbors have noted at least one much larger house built on a larger lot in the neighborhood and while there isn't much opposition to the redevelopment that has taken place, the neighbors would much prefer the two house approach the this subdivision/variance gives.

4. **Community Investment.** As a smaller but no less valid point, the two house opportunity would result in a larger overall contribution to home values to the neighborhood, boosting per house value (not to mention a higher tax base for the city). This was also the consensus opinion of the neighbors. Plus, granting approval of this subdivision keeps investment dollars flowing into our great city.

Conclusion

Given the evidence and the history, reality of today and future resultant benefits, I humbly believe and submit that the logical conclusion is to grant acceptance of the subdivision and variance applications. I can also certainly arrange these points into the categories listed specifically in the variance application but have noted that the City Council hearings don't necessarily follow that format. I remain available at the above phone number (my cell number is best) and address if there are any questions or concerns that I can address. I thank you for your consideration.

Sincerely,

Jerrod C. Lindquist

Appendix

Neighborhood Survey Results

I endeavored to talk with each and every homeowner/resident within the 500 foot notification circle. Over the period of several weeks, I was able to have a conversation with at least one homeowner/resident of 80 of the 82 homes within this circle. Prior to giving the results, I will describe the topics covered within these conversations.

1. **Background.** I explained my history how I came to the subdivision process, which is as follows:
    a. I was planning to improve my house through interior upgrades/renovations and perhaps an addition.
    b. Current valuation is set at $289.2k as an assessed value.
    c. Current transactions for similarly-sized houses purchased just for lots (specifically for redevelopment) have been greater than this amount, in some cases significantly greater. In any case, the land is worth much more than the house, which is a unique situation, to be sure.
    d. Conversations with several local officials and builders led me to the conclusion that it would take upgrades/additions of a very high value to realize the return of the investment, should I ever want to sell the house, especially given the large amount of redevelopment taking place in the neighborhood and city. There is just no return <u>of</u> investment not to mention no return <u>on</u> investment – return on investment, while not uncommon for residential housing, is real nonetheless and must be considered carefully in today's and the foreseeable future's economic climate.
    e. I, along with several other experts, concluded that my house was basically obsolete and my land would be best redeveloped. As I don't need a large house, I concluded that the property should be sold and I would look for a smaller house in the neighborhood. The conclusion and consensus was also that the neighborhood and city would be best served if the lots were subdivided back to the original 50 foot lots for this redevelopment.

2. **Neighborhood Opinion Needed.** I had noted the success and failure of other subdivision endeavors in the city (though first-hand experience and research). I determined that although the city staff and many officials had supported each subdivision (especially those almost identical to my proposal), it was vocal neighborhood opposition that scuttled the few that weren't ultimately approved by the Edina City Council. So I set out to determine how my neighbors felt about my conclusions and plans before I spent the money (not a small amount!) and time in seeking approval of the subdivision/variance.

3. **Survey Designed.** I made special forms for each of the properties within the 500 foot circle, provided by the staff at the City of Edina Planning Department and set off knocking on doors.

4. **Survey Executed.** I thoroughly described my thought and research processes as thoroughly as I could (or was allowed) to each homeowner. This included as much of the information included under items 1 and 2 in this appendix and I was sure to emphasize that they could

say NO!, they didn't support my plan and they wouldn't offend me. If they were to be against it, however, I would want to know why so that I could collect the reasons and possibly correct any misconceptions that they had (but reinforcing that they could still be against it, of course), given my extensive work and research into the topic.

Results

The results of the survey are as follows:

71 In Favor
0 Against
9 Neutral/Passive
2 No Answer Available/Possible

Notes:

1. The Neutral/Passive category contains:
    a. Mostly homeowners that sincerely had no opinion one way or the other
    b. A few rental homes whose owners weren't available, although logic would dictate that they would be in favor of the subdivision and resultant neighborhood investment.
    c. One home within which resides one Edina City Council member.
2. The No Answer Available/Possible category contains:
    a. One home whose resident was just home from the hospital and I didn't want to disturb her
    b. One home that doesn't seem to be occupied at this time, at least not with any regularity as I could never see evidence of anyone home beyond the grass being mowed one time.
3. While there were none in the Against category, there were three or four that were initially against the subdivision. After short discussions, all of these homeowners voluntarily moved their positions to In Favor or Neutral, all the while their potential vote in the Against category was not discouraged.

Conclusion

The neighbors are <u>overwhelmingly in favor</u> of granting acceptance of the subdivision and variance requests.

Revised Narrative

JERROD C. LINDQUIST

5945 Concord Avenue, Edina, MN 55424

952.925.7921 • 952.221.0762 (cell) • jerrodl@gmail.com

Applicant Narrative

My name is Jerrod Lindquist and I am the property owner at 5945 Concord Avenue in Edina. I have lived within our wonderful city for the past 20 years and at this current address for 16 years. I am seeking approval of subdivision/variance of my property at 5945 Concord Avenue in Edina into the original two platted lots, 5941 and 5945 Concord Avenue. My lots are currently recorded as lots 13 and 14 of the Fairfax Addition. I understand that this requires a subdivision and variance as the resulting lots would be less 75 feet wide at 50 feet wide, even as they were originally designed and remain shown this way. I have submitted the required applications and fees and am submitting this information to illustrate why they have been submitted and also why these applications should be approved.

In support of this endeavor, I have done much research and due diligence through which I have discovered the following:

1. **Neighborhood Support.** There is overwhelming support within the neighborhood for granting approval of the subdivision and variance applications.

   I conducted an exhaustive survey of the neighborhood, focusing on and using the 500 foot circle the City uses and requires for notification purposes. The 500 foot circle encompasses 82 homes, including my home. I personally visited with the homeowners (and residents of non-homeowner occupied homes) of 80 out of the 82 homes and had the following results:

   67 **In Favor** (47 Signed, 20 Unsigned/Unavailable to Sign (to date))
   2 **Against**
   13 Neutral/Undecided/No Answer Available or Possible

   (Please see Appendix A for a full description of the survey, my methodology and results)

   The overwhelming opinion of my neighbors is in support of the subdivision/variance, little apathy and very little opposition. The discussions with each neighbor also covered the following topics which are more fully detailed below and in the letter sent to neighbors (see Appendix B). Also, I will bring the support from the two adjacent neighbors – whom, of course, are most affected by this subdivision and variance.

2 **Lot Size.** The subdivision will result in two 50 foot lots which will match every other west-facing lot of the 5900 block of Concord Avenue. The resultant lots also match the vast majority of lots to the north and east, all of which were originally subdivided into 50 foot width lots (although not all homes were built that way, but a large majority were). These lots were all part of the Fairfax Addition. The lots to the south and west of my lots were part of later additions (South Concord and Valley View Terrace 2nd, to be specific)

which added slightly larger lots to Edina. The South Concord and Valley View Terrace 2nd additions actually begin just across the street from my lots, to the west and south, respectively and thus my lots are the most southeastern of the Fairfax Addition. I am proposing that these lots be considered with respect primarily to the rest of the Fairfax Addition and the resultant lot size is the same as the large majority in the addition and only slightly smaller than those in the adjacent additions. In conclusion, two 50 foot lots will be a) in keeping with and b) within the character of the neighborhood as well as the original plat and, once again, has the full support of the neighborhood.

3 **Resultant House(s).** The houses built/remodeled/redeveloped on the lots would better fit the neighborhood vs. one large house. There have been several houses built on 50 foot lots in the neighborhood over the last several years and building two houses on these lots, given approval, would result in a better fit for the neighborhood. One large house built, as my current house sits, in the middle of the two lots, would not fit the neighborhood as well. Two houses is much preferred over one based on the survey with the 80 homeowners/residents with which I had conversations. I know that the neighbors have noted at least one much larger house built on a larger lot in the neighborhood and while there isn't much opposition to the redevelopment that has taken place, the neighbors would much prefer the two house approach the this subdivision/variance gives.

4 **Community Investment.** As a smaller but no less valid point, the two house opportunity would result in a larger overall contribution to home values to the neighborhood, boosting per house value (not to mention a higher tax base for the city). This was also the consensus opinion of the neighbors. Plus, granting approval of this subdivision keeps investment dollars flowing into our great city.

Conclusion

Given that my property will be sold and slated for redevelopment as soon as this decision is made, it comes down to the simple question of one McMansion or two reasonably sized homes that better fit with the neighborhood. Given the evidence and the history, reality of today and future resultant benefits, I humbly believe and submit that the logical conclusion is to grant acceptance of the subdivision and variance applications to allow two homes to be built. I can also certainly arrange these points into the categories listed specifically in the variance application but have noted that the City Council hearings don't necessarily follow that format. I remain available at the above phone number (my cell number is best) and address if there are any questions or concerns that I can address. I thank you for your consideration.

Sincerely,

Jerrod C. Lindquist

A106

Appendix A

Neighborhood Survey Results

I endeavored to talk with each and every homeowner/resident within the 500 foot notification circle. Over the period of several weeks, I was able to have a conversation with at least one homeowner/resident of 80 of the 82 homes within this circle. Prior to giving the results, I will describe the topics covered within these conversations.

1. **Background.** I explained my history how I came to the subdivision process, which is as follows:
    a. I was planning to improve my house through interior upgrades/renovations and perhaps an addition.
    b. Current valuation is set at $289.2k as an assessed value.
    c. Current transactions for similarly-sized houses purchased just for lots (specifically for redevelopment) have been greater than this amount, in some cases significantly greater. In any case, the land is worth much more than the house, which is a unique situation, to be sure.
    d. Conversations with several local officials and builders led me to the conclusion that it would take upgrades/additions of a very high value to realize the return of the investment, should I ever want to sell the house, especially given the large amount of redevelopment taking place in the neighborhood and city. There is just no return <u>of</u> investment not to mention no return <u>on</u> investment – return on investment, while not uncommon for residential housing, is real nonetheless and must be considered carefully in today's and the foreseeable future's economic climate.
    e. I, along with several other experts, concluded that my house was basically obsolete and my land would be best redeveloped. As I don't need a large house, I concluded that the property should be sold and I would look for a smaller house in the neighborhood. The conclusion and consensus was also that the neighborhood and city would be best served if the lots were subdivided back to the original 50 foot lots for this redevelopment.

2. **Neighborhood Opinion Needed.** I had noted the success and failure of other subdivision endeavors in the city (though first-hand experience and research). I determined that although the city staff and many officials had supported each subdivision (especially those almost identical to my proposal), it was vocal neighborhood opposition that scuttled the few that weren't ultimately approved by the Edina City Council. So I set out to determine how my neighbors felt about my conclusions and plans before I spent the money (not a small amount!) and time in seeking approval of the subdivision/variance.

3. **Survey Designed.** I made special forms for each of the properties within the 500 foot circle, provided by the staff at the City of Edina Planning Department and set off knocking on doors.

4. **Survey Executed.** I thoroughly described my thought and research processes as thoroughly as I could (or was allowed) to each homeowner. This included as much of the information included under items 1 and 2 in this appendix and I was sure to emphasize that they could say NO!, they didn't support my plan and they wouldn't offend me. If they were to be

against it, however, I would want to know why so that I could collect the reasons and possibly correct any misconceptions that they had (but reinforcing that they could still be against it, of course), given my extensive work and research into the topic.

Results

The results of the survey are as follows:

67 In Favor (47 Signed, 20 Unsigned/Unavailable to sign)
2 Against
13 Neutral/Undecided/No Answer Available or Possible

Notes:

1. The Neutral/Undecided/No Answer category contains:
    a. Mostly homeowners that sincerely had no opinion one way or the other
    b. A few rental homes whose owners weren't available, although logic would dictate that they would be in favor of the subdivision and resultant neighborhood investment.
    c. One home within which resides one Edina City Council member.
    d. One home whose resident was just home from the hospital and I didn't want to disturb her
    e. One home that doesn't seem to be occupied at this time, at least not with any regularity as I could never see evidence of anyone home beyond the grass being mowed one time.
2. While there were two in the Against category, there were three or four others that were initially against the subdivision. After short discussions, all of these homeowners voluntarily moved their positions to In Favor or Neutral, all the while their potential vote in the Against category was not discouraged.

Conclusion

The neighbors are <u>overwhelmingly in favor</u> of granting acceptance of the subdivision and variance requests.

Appendix B

Neighbor Letter

Note: This letter has been updated for latest homeowner survey results and formatted for ease of reading but content is equivalent to original letter. Original letter is available for review and submitted to City Staff for inclusion at their discretion.

A10e

JERROD C. LINDQUIST

5945 Concord Avenue, Edina, MN 55424
952.925.7921 • 952.221.0762 (cell) • jerrodl@gmail.com

Dear Neighbor,

As you know, I have applied for subdivision of my two lots at 5945 Concord Avenue and the other enclosed letter is the form letter notification we discussed that goes to homeowners within a 500 foot radius of my property – a total of 82 homes! I received the ok from the planning department to enclose this letter because, as we also discussed, the letter isn't very descriptive about the process and I also wanted to take this opportunity to update you on the situation as it stands today.

Over the past several weeks, I've been letting you know in person about my plans and asking for your opinions and questions about the subdivision of my two lots. To refresh your memory, my house is built in the middle of two 50' lots to make one 100' lot. Even though this was the original design, the city requires that a subdivision take place in order to build two separate houses on these lots. The support for my plan has been very positive with 80 out of 82 homes visited and 70 being positive about the plan, 2 against and 8 neutral (neutrals include rentals, a city official and others who honestly have no opinion or no desire to take a position). That is some nice neighborhood support! I thank you for this as this is important to me as my neighbors, neighborhood and Edina mean very much to me (and has been an expensive undertaking, to say the least!).

So that's the good news and now for the not so good news. The city planning department has just informed me that they intend to not support this subdivision, if only because the resultant lot sizes fall below the median for the 500 foot radius. I will describe this is more detail in the coming items. Needless to say, this is troubling to hear this late in the process and seems to ignore the facts that:

1. The neighborhood is overwhelmingly in favor of it, as the survey results mentioned above show. I am also happy to have the total support of my adjoining neighbors, which is important to me. It also makes common sense (which I will also describe) but I wanted to know there was neighbor support before starting, which there certainly was.
2. It is in keeping with the character of the neighborhood. All of the other west-facing lots on Concord Avenue are 50' lots so this subdivision makes them all the same. My two lots are the most southwestern of the Fairfax Addition to Edina while the lots immediately to the west and south were of additions of different design (non-rectangular in many cases, slightly larger design – look at the Hennepin County Assessor map for reference or call me and I'll gladly show you my map). This is why my standard two 50' lots are below median. However, a very large majority of Fairfax Addition lots are 50' wide but the 500' circle captures too many of the lots to the west and south for my subdivision to be above median.
3. Last, but most importantly, it allows two smaller houses to be built vs. one large house, again in keeping with the character of the neighborhood. We have seen the houses that have been built on 50' lots and while some believe they are too large for the lot area, it is far better than having one large McMansion built on a larger lot. We have also seen this done close by and a vast majority of us are in favor of two smaller houses, based on my talks.
4. Similar subdivisions have been granted in the past with successful, responsible redevelopment results that are popular with the neighborhood, as this one would also be.

All this being said, the city planning recommendation is just that, a recommendation and there is hope in that there is at least one precedent set for subdivisions gaining the approval of the Planning

A10d

Commission and City Council that were not initially recommended. So, I am humbly asking for your help. But not just to help me but to help our neighborhood and your neighbors. Please note that there is no question that my lots will be redeveloped – it is plain economics at this point as the land is simply worth more than my house. It is not economically feasible to improve the existing house and so it must be moved or removed. It is not my first choice for the property but I (and we) cannot ignore this reality. If the lots are redeveloped as one lot, one large house will be built on them and that is not the best result. So, we must work to have the lots split into their original design.

You can help accomplish this by:

1. Appearing and testifying with me at the Planning Commission and City Council meetings. The ultimate deciding meeting is the City Council meeting but the Planning Commission meeting is also important to the process. This is the most impactful thing you can do and City Council and Planning Commission members have told me that this is an important factor. Testifying is not as scary as it looks! Plus, being involved in the process is certainly good.
2. Write a letter or email of support. You can write an email to me at JERRODL@GMAIL.COM or send a letter to my address above. I will make sure that your voice is heard at the meetings.

The Planning Commission meeting is set for 7pm on October 10th and the City Council meeting is set for November 5th, also at 7pm. Please let me know in advance if you can come and find me at the meeting to let me know you're there. Thanks so much in advance for those who can come to show and talk about their support – it means so much!

Please know that I believe the approval of the subdivision and responsible redevelopment of these two lots is in the best interest of everyone in the neighborhood. This is what we'll get with approval of the subdivision:

1. Two new families in the neighborhood, most likely with kids that will go to Concord and/or Southview! A good situation for these families, to be sure, but also for everyone else.
2. The overall valuation of two houses will almost surely be more than that of one house – resulting in a higher average home values which then results in:
    a. More investment in the neighborhood – market momentum is a powerful thing especially with the uncertainty of the current economy, not to mention housing!
    b. Higher home values
    c. Potentially less expensive financing (lower rates with lower loan-to-value ratios)
    d. Easier financing (for additions, improvements or even refinancing)
    e. A higher tax base for the city that will keep taxes lower for all Edina residents.

In conclusion, I thank you for your attention to this letter and your support -- I hope to stay in the neighborhood, if I can. Please feel free to call me on my cell phone, 952.221.0762, to discuss your plans to support this effort, any questions you may have or if you need more information. You may call me at any time as this is the most important thing in my professional life for the next six weeks.

Sincerely,

Jerrod C. Lindquist

A10e

JERROD C. LINDQUIST

5945 Concord Avenue, Edina, MN 55424
952.925.7921 • 952.221.0762 (cell) • jerrodl@gmail.com

Dear Neighbor,

As you know, I have applied for subdivision of my two lots at 5945 Concord Avenue and the other enclosed letter is the form letter notification we discussed that goes to homeowners within a 500 foot radius of my property – a total of 82 homes! I received the ok from the planning department to enclose this letter because, as we also discussed, the letter isn't very descriptive about the process and I also wanted to take this opportunity to update you on the situation as it stands today.

Over the past several weeks, I've been letting you know in person about my plans and asking for your opinions and questions about the subdivision of my two lots. To refresh your memory, my house is built in the middle of two 50' lots to make one 100' lot. Even though this was the original design, the city requires that a subdivision take place in order to build two separate houses on these lots. The support for my plan has been very positive with 80 out of 82 homes visited and 67 being positive about the plan, 2 against and 13 neutral/undecided/no answer (neutrals include rentals, a city official, others who have no opinion or no desire to take a position and those undecided). That is some nice neighborhood support! I thank you for this as this is important to me as my neighbors, neighborhood and Edina mean very much to me (and has been an expensive undertaking, to say the least!).

So that's the good news and now for the not so good news. The city planning department has just informed me that they intend to not support this subdivision, if only because the resultant lot sizes fall below the median for the 500 foot radius. I will describe this is more detail in the coming items. Needless to say, this is troubling to hear this late in the process and seems to ignore the facts that:

1. The neighborhood is overwhelmingly in favor of it, as the survey results mentioned above show. I am also happy to have the total support of my adjoining neighbors, which is important to me. It also makes common sense (which I will also describe) but I wanted to know there was neighbor support before starting, which there certainly was.

2. It is in keeping with the character of the neighborhood. All of the other west-facing lots on Concord Avenue are 50' lots so this subdivision makes them all the same. My two lots are the most southwestern of the Fairfax Addition to Edina while the lots immediately to the west and south were of additions of different design (non-rectangular in many cases, slightly larger design – look at the online Hennepin County map for reference or call me and I'll gladly show you my map). This is why my standard two 50' lots are below median. However, a very large majority of Fairfax Addition lots are 50' wide but the 500' circle captures too many of the lots to the west and south for my subdivision to be above median.

3. Last, but most importantly, it allows two smaller houses to be built vs. one large house, again in keeping with the character of the neighborhood. We have seen the houses that

A10F

have been built on 50' lots and while some believe they are too large for the lot area, it is far better than having one large McMansion built on a larger lot. We have also seen this done close by and a vast majority of us are in favor of two smaller houses, based on my talks.

4. Similar subdivisions have been granted in the past with successful, responsible redevelopment results that are popular with the neighborhood, as this one would also be.

All this being said, the city planning recommendation is just that, a recommendation and there is hope in that there is at least one precedent set for subdivisions gaining the approval of the Planning Commission and City Council that were not initially recommended. So, I am humbly asking for your help. But not just to help me but to help our neighborhood and your neighbors. Please note that there is no question that my lots will be redeveloped – it is plain economics at this point as the land is simply worth more than my house. It is not economically feasible to improve the existing house and so it must be moved or removed. It is not my first choice for the property but I (and we) cannot ignore this reality. If the lots are redeveloped as one lot, one large house will be built on them and that is not the best result. So, we must work to have the lots split into their original design.

You can help accomplish this by:

1. Appearing and testifying with me at the Planning Commission and City Council meetings. The ultimate deciding meeting is the City Council meeting but the Planning Commission meeting is also important to the process. This is the most impactful thing you can do and City Council and Planning Commission members have told me that this is an important factor. Testifying is not as scary as it looks! Plus, being involved in the process is certainly good.

2. Write a letter or email of support. You can write an email to me at JERRODL@GMAIL.COM or send a letter to my address above. I will make sure that your voice is heard at the meetings.

The Planning Commission meeting is set for 7pm on Wednesday, October 10th and the City Council meeting is set for Monday, November 5th, also at 7pm. Please let me know in advance if you can come and find me at the meeting to let me know you're there. Thanks so much in advance for those who can come to show and talk about their support – it means so much!

Please know that I believe the approval of the subdivision and responsible redevelopment of these two lots is in the best interest of everyone in the neighborhood. This is what we'll get with approval of the subdivision:

1. Two new families in the neighborhood, most likely with kids that will go to Concord and/or Southview! A good situation for these families, to be sure, but also for everyone else.

2. The overall valuation of two houses will almost surely be more than that of one house – resulting in a higher average home values which then results in:

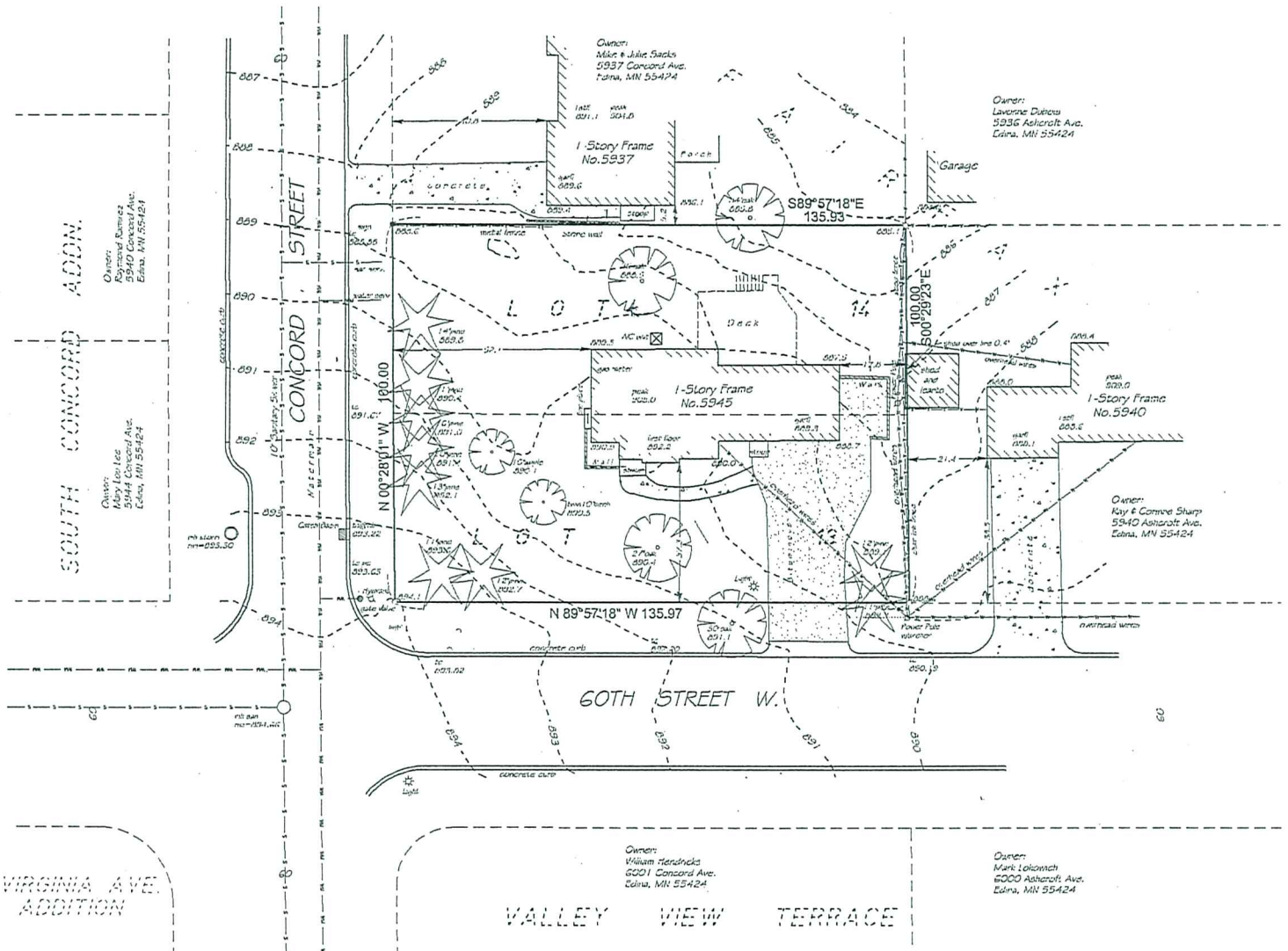
a. More investment in the neighborhood – market momentum is a powerful thing especially with the uncertainty of the current economy, not to mention housing!
b. Higher home values
c. Potentially less expensive financing (lower rates with lower loan-to-value ratios)
d. Easier financing (for additions, improvements or even refinancing)
e. A higher tax base for the city that will keep taxes lower for all Edina residents.

In conclusion, I thank you for your attention to this letter and your support -- I hope to stay in the neighborhood, if I can. Please feel free to call me on my cell phone, 952.221.0762, to discuss your plans to support this effort, any questions you may have or if you need more information. You may call me at any time as this is the most important thing in my professional life for the next six weeks.

Sincerely,

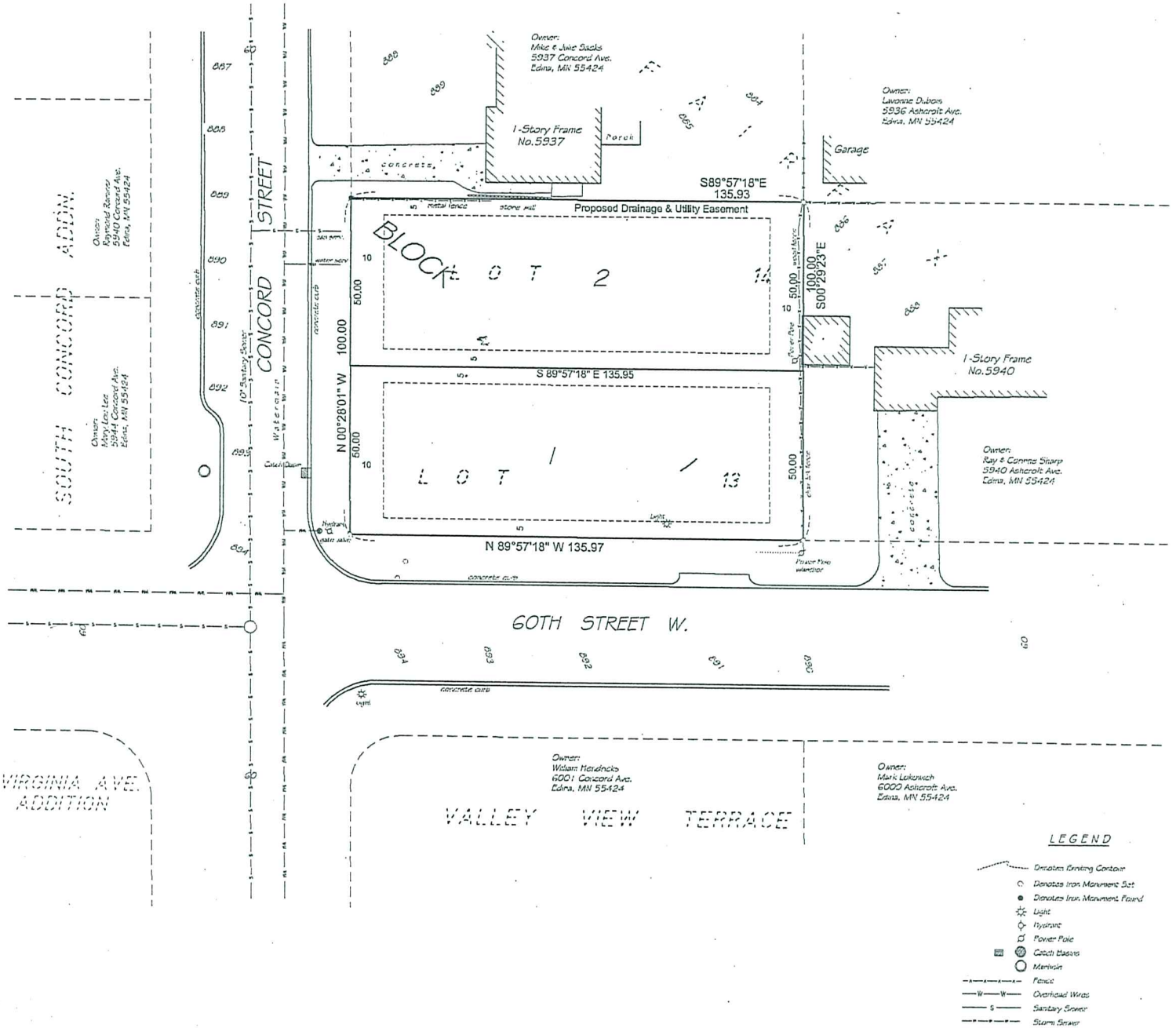
Jerrod C. Lindquist

A10h



A11

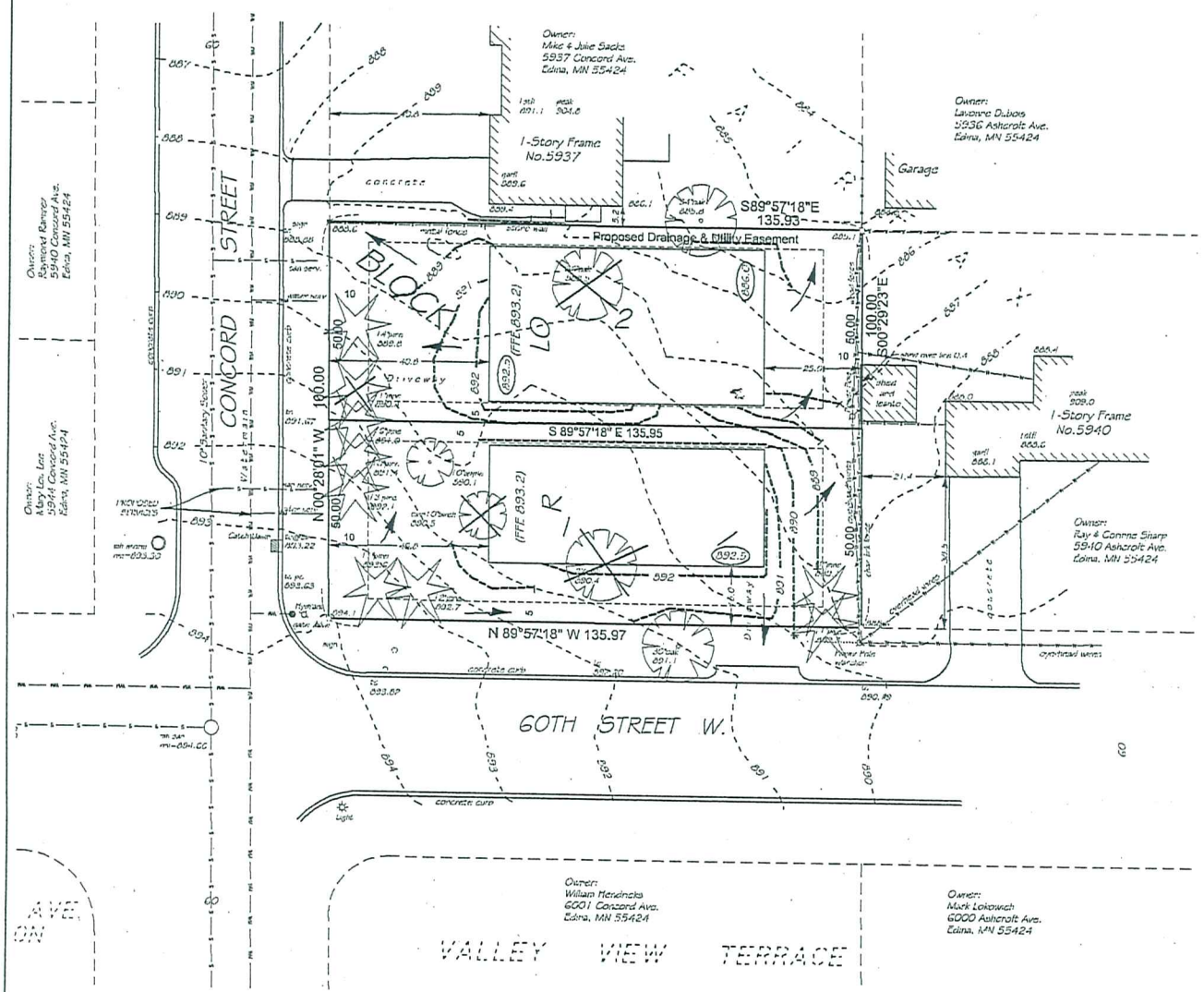
PLANNING DEPARTMENT
AUG 30 2012
CITY OF EDINA



SHEET INDEX:
Sheet 1 - Existing Conditions
Sheet 2 - Preliminary Plat
Sheet 3 - R-1 Lots within 500
Sheet 4 - Grading, Drainage,

PLANNING DEPARTME
3 0 20
CITY O

basis o



GOVERNING SPECIFICATIONS

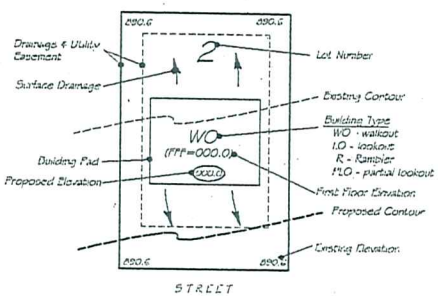
1. The 2005 edition of the Minnesota Department of Transportation "Standard, Specifications for construction" and the City of Edina's Specifications.
2. The latest edition of the Minnesota Manual of Uniform Traffic control devices.
3. The latest edition of the City Engineers Association of Minnesota Standard Specifications.

CONSTRUCTION NOTES

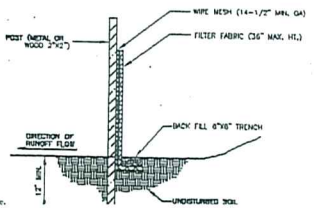
1. CONTACT GOPHER STATE ONE CALL PRIOR TO ANY EXCAVATION. (DIAL 811)
2. INSTALL SILT FENCE PRIOR TO CONSTRUCTION.
3. PROTECT ANY EXISTING STREET CATCH BASINS WITH INLET PROTECION DEVICES.
4. AFTER EXISTING DRIVEWAY REMOVAL INSTALL ROCK CONSTRUCTION ACCESS FOR SITE ACCESS.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

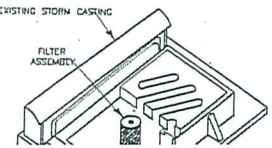
GRADING PLAN LOT KEY



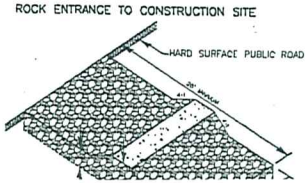
SILT FENCE



INLET PROTECTION
STD. 2'X3' STORM STRUCTURE



ROCK ENTRANCE TO CONSTRUCTION SITE

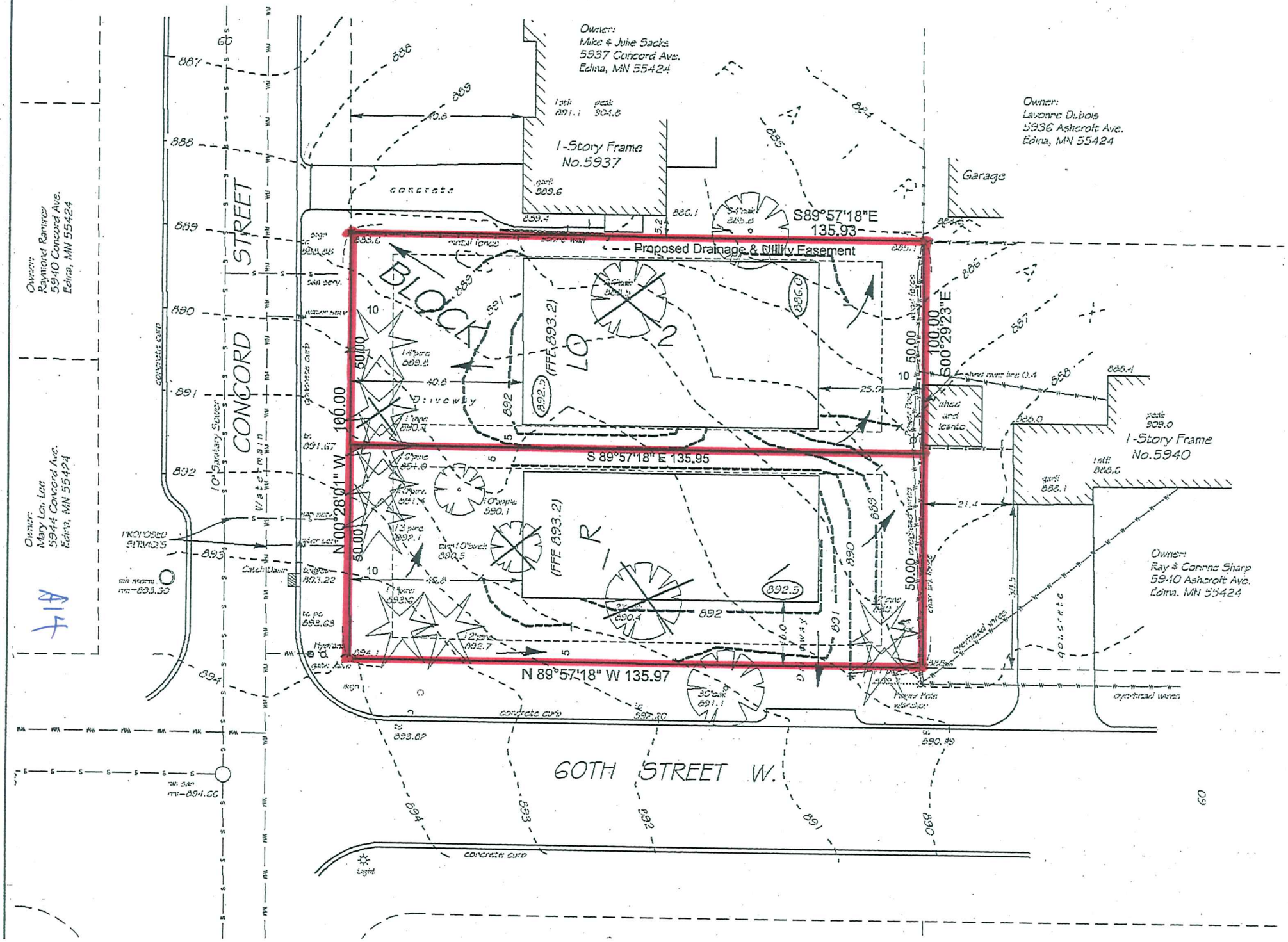


LEGEND

- Denotes Existing Contour
- Denotes Proposed Contour
- Denotes Iron Monument Set
- Denotes Iron Monument Found
- Light
- Hydrant

PLANNING DEPARTMENT
AUG 30 2012
CITY OF

SHEET INDEX
Sheet 1 - Existing Conditions &
Sheet 2 - Preliminary Plat
Sheet 3 - R-1 Lots within 300 f
Sheet 4 - Grading, Drainage, U



Owner:
Mike & Julie Sacks
5937 Concord Ave.
Edina, MN 55424
Owner:
Lavonne Dubois
5936 Ashcroft Ave.
Edina, MN 55424
Owner:
Raymond Ramirez
5940 Concord Ave.
Edina, MN 55424
Owner:
Mary Lou Lee
5944 Concord Ave.
Edina, MN 55424
Owner:
Ray & Connie Sharp
5940 Ashcroft Ave.
Edina, MN 55424
1-Story Frame
No.5937
1-Story Frame
No.5940
Garage
S89°57'18"E
135.93
Proposed Drainage & Utility Easement
BLOCK 1
LO 2
(FFE 893.2)
S 89°57'18" E 135.95
N 89°57'18" W 135.97
N 00°28'01" W 100.00
S00°29'23"E 100.00
50.00
CONCORD STREET
60TH STREET W.
10' Sanitary Sewer
Watermain
concrete curb
PROPOSED SERVICES
Catch Basin
Driveway
shed and leanto
overhead wires
Power Pole
Light
A14

No	Property ID	Address	Owner Name	Taxpayer Address		WIDTH	DEPTH	AREA SQ.FT
1	19-028-24-31-0101	5945 CONCORD AVE	JERROD C LINDQUIST	5945 CONCORD AVE	EDINA MN 55424	100	135.97	13594
2	19-028-24-31-0111	5901 CONCORD AVE	BENJAMIN RAUN & MEGAN RAUN	5901 CONCORD AVE	EDINA MN 55424	49.01	135.8	6789
3	19-028-24-31-0110	5905 CONCORD AVE	P R & W M ARNEBERG	5905 CONCORD AVE	EDINA MN 55424	50	135.81	6789
4	19-028-24-31-0109	5909 CONCORD AVE	R J & J M MEREDYK	5909 CONCORD AVE	EDINA MN 55424	50	135.82	6789
5	19-028-24-31-0108	5913 CONCORD AVE	NATHAN C STEINBAUER	5913 CONCORD AVE	EDINA MN 55424	50	135.84	6790
6	19-028-24-31-0107	5917 CONCORD AVE	KRISTA JO RAMIREZ ET AL	5917 CONCORD AVE	EDINA MN 55424	50	135.85	6790
7	19-028-24-31-0106	5921 CONCORD AVE	A M BURBIDGE & S J BURBIDGE	5921 CONCORD AVE	EDINA MN 55424	50	135.86	6791
8	19-028-24-31-0105	5925 CONCORD AVE	T S CABOT & M T CABOT	5925 CONCORD AVE	EDINA MN 55424	50	135.88	6791
9	19-028-24-31-0104	5929 CONCORD AVE	D W HASBARGEN/T M HASBARGEN	5929 CONCORD AVE	EDINA MN 55436	50	135.9	6791
10	19-028-24-31-0103	5933 CONCORD AVE	J & L MATTSSON	5933 CONCORD AVE	EDINA MN 55424	50	135.91	6792
11	19-028-24-31-0102	5937 CONCORD AVE	M B & J D SACKS	5937 CONCORD AVE	EDINA MN 55424	50	135.92	6792
12	19-028-24-34-0080	6001 CONCORD AVE	WILLIAM L HENDRICKS & WIFE	6001 CONCORD AVE	EDINA MN 55424	85	135	11659
13	19-028-24-34-0079	6005 CONCORD AVE	RUTH SCHMOLL	6005 CONCORD AVE	EDINA MN 55424	80	135.1	10820
14	19-028-24-34-0078	6009 CONCORD AVE	K A ANJUM & J RAFIQ	6009 CONCORD AVE	EDINA MN 55424	75	137.5	10274
15	19-028-24-34-0077	6013 CONCORD AVE	M E KRUEGER & M S KRUEGER	6013 CONCORD AVE	EDINA MN 55424	75	142	10636
16	19-028-24-34-0076	6017 CONCORD AVE	B & J GRIVNA	6017 CONCORD AVE	EDINA MN 55424	82.5	147	12117
17	19-028-24-34-0075	6021 CONCORD AVE	JAMES T & ANN P SWENSON	6021 CONCORD AVE	EDINA MN 55424	82.5	156	13324
18	19-028-24-32-0005	5928 CONCORD AVE	DAVID A JENSON	5928 CONCORD AVE	EDINA MN 55424	70	135.37	9395
19	19-028-24-32-0006	5932 CONCORD AVE	KATHLEEN M MORAN	5932 CONCORD AVE	EDINA MN 55424	60	135.37	8059
20	19-028-24-32-0033	5940 CONCORD AVE	R B RAMIREZ & R B RAMIREZ	5940 CONCORD AVE	EDINA MN 55424	69.06	135.37	8076
21	19-028-24-32-0032	5944 CONCORD AVE	MARY LOU LEE TRUSTEE	5944 CONCORD AVE	EDINA MN 55424	60	135.37	9295
22	19-028-24-33-0063	6004 CONCORD AVE	A G & C L VAN MAASDAM	6004 CONCORD AVE	EDINA MN 55424	83	129	10655
23	19-028-24-33-0064	6008 CONCORD AVE	A S M HASAN/M L STOLTZ HASAN	6008 CONCORD AVE	EDINA MN 55424	75	126	9451
24	19-028-24-33-0065	6012 CONCORD AVE	DARYL PETERSON	6012 CONCORD AVE	EDINA MN 55424	75	124	9228
25	19-028-24-33-0066	6016 CONCORD AVE	DAILIS L GRAUZE ETAL	6016 CONCORD AVE	EDINA MN 55424	77.5	120	9228
26	19-028-24-31-0091	5900 ASHCROFT AVE	KATHY LU-ANN ROMERO	5900 ASHCROFT AVE	EDINA MN 55424	48.91	135.8	6790
27	19-028-24-31-0092	5904 ASHCROFT AVE	DARRELL BRUCE PEARSON	5904 ASHCROFT AVE	EDINA MN 55424	50	135.82	6790
28	19-028-24-31-0093	5908 ASHCROFT AVE	W R LUNGER & L A LUNGER	5908 ASHCROFT AVE	EDINA MN 55424	50	135.84	6790
29	19-028-24-31-0094	5912 ASHCROFT AVE	PAUL J DONNAY THREE LLC	5912 ASHCROFT AVE	EDINA MN 55424	50	135.85	6791
30	19-028-24-31-0095	5916 ASHCROFT AVE	JASON L ABLEITNER	5916 ASHCROFT AVE	EDINA MN 55424	50	135.86	6791
31	19-028-24-31-0096	5920 ASHCROFT AVE	SARAH E MCCARTHY	5920 ASHCROFT AVE	EDINA MN 55424	50	135.88	6792
32	19-028-24-31-0097	5924 ASHCROFT AVE	B J CRATER & P A CRATER	5924 ASHCROFT AVE	EDINA MN 55424	50	135.9	6792
33	19-028-24-31-0098	5928 ASHCROFT AVE	K M FISCHER & P C FISCHER	5928 ASHCROFT AVE	EDINA MN 55424	100	135.91	13585
34	19-028-24-31-0099	5936 ASHCROFT AVE	LAVONNE J DUBOIS	5936 ASHCROFT AVE	EDINA MN 55424	50	135.93	6793
35	19-028-24-31-0100	5940 ASHCROFT AVE	CORINNE M SCOTT	5940 ASHCROFT AVE	EDINA MN 55424	100	135.97	13588
36	19-028-24-34-0065	6000 ASHCROFT AVE	M F LOKOWICH & M E LOKOWICH	6000 ASHCROFT AVE	EDINA MN 55424	85	135	11691
37	19-028-24-34-0066	6004 ASHCROFT AVE	J A SWANSON & L E SWANSON	6004 ASHCROFT AVE	EDINA MN 55424	85	135.6	11533
38	19-028-24-34-0067	6008 ASHCROFT AVE	HOPE HEFFELFINGER	6008 ASHCROFT AVE	EDINA MN 55424	85	136	11435
39	19-028-24-34-0068	6012 ASHCROFT AVE	JOHN V HARKER TRUSTEE	6012 ASHCROFT AVE	EDINA MN 55424	90	136	12172
40	19-028-24-34-0069	6016 ASHCROFT AVE	SUZANNE L REDMAN	6016 ASHCROFT AVE	EDINA MN 55424	90	142.5	12703
41	19-028-24-34-0070	6020 ASHCROFT AVE	D J CARTER & J M CARTER	6020 ASHCROFT AVE	EDINA MN 55424	91	154	13842
42	19-028-24-31-0127	5901 ASHCROFT AVE	M B KLEIN & S KLEIN	5901 ASHCROFT AVE	EDINA MN 55424	48.91	135.8	6654
43	19-028-24-31-0126	5905 ASHCROFT AVE	TONI A GERST	5905 ASHCROFT AVE	EDINA MN 55424	50	135.81	6804
44	19-028-24-31-0125	5909 ASHCROFT AVE	DOROTHY KRONLOKKEN TRUSTEE	5909 ASHCROFT AVE	EDINA MN 55424	50	135.82	6805
45	19-028-24-31-0124	5913 ASHCROFT AVE	WELLS FARGO BANK N A	5913 ASHCROFT AVE	EDINA MN 55424	50	135.84	6805
46	19-028-24-31-0123	5917 ASHCROFT AVE	THERESA L JOSKI-LANG	5917 ASHCROFT AVE	EDINA MN 55424	50	135.85	6806
47	19-028-24-31-0122	5921 ASHCROFT AVE	JAMES D OLSON	5921 ASHCROFT AVE	EDINA MN 55424	50	135.86	6806
48	19-028-24-31-0121	5929 ASHCROFT AVE	J J LEE & J L MATUS	5929 ASHCROFT AVE	EDINA MN 55424	100	135.9	13613
49	19-028-24-31-0120	5933 ASHCROFT AVE	J C & M B WEIDNER	5933 ASHCROFT AVE	EDINA MN 55424	75	135.91	10211
50	19-028-24-31-0119	5941 ASHCROFT AVE	B R ANDERSON & S K ANDERSON	5941 ASHCROFT AVE	EDINA MN 55424	75	135.93	10212
51	19-028-24-31-0118	5945 ASHCROFT AVE	MICHAEL GROVE & MARY GROVE	5945 ASHCROFT AVE	EDINA MN 55424	50	135.97	6808
52	19-028-24-34-0056	6001 ASHCROFT AVE	KIM L G SCHLENDER ETAL	6001 ASHCROFT AVE	EDINA MN 55424	85	135	11549
53	19-028-24-34-0057	6005 ASHCROFT AVE	ANN L TORGERSON	6005 ASHCROFT AVE	EDINA MN 55424	83	136	11233
54	19-028-24-34-0058	6009 ASHCROFT AVE	A S TALLMAN & W W TALLMAN	6009 ASHCROFT AVE	EDINA MN 55424	77	135	10466
55	19-028-24-34-0059	6013 ASHCROFT AVE	E & M BREKKE	6013 ASHCROFT AVE	EDINA MN 55424	75	135	10058
56	19-028-24-34-0060	6017 ASHCROFT AVE	S R ERLING & L C ERLING	6017 ASHCROFT AVE	EDINA MN 55424	80	136	10936
57	19-028-24-31-0114	5908 ST JOHNS AVE	J PAWLICKI & E PAWLICKI	5908 ST JOHNS AVE	EDINA MN 55424	67	135.84	9114
58	19-028-24-31-0115	5916 ST JOHNS AVE	JOSEPH M FEYDER & WIFE	5916 ST JOHNS AVE	EDINA MN 55424	67	135.85	9115
59	19-028-24-31-0116	5920 ST JOHNS AVE	PETER C MCCOMBER	5920 ST JOHNS AVE	EDINA MN 55424	66	135.88	8999
60	19-028-24-34-0095	6000 ST JOHNS AVE	JEFFREY OBERLE/ANN M OBERLE	6000 ST JOHNS AVE	EDINA MN 55424	90	135	12098
61	19-028-24-34-0096	6004 ST JOHNS AVE	M B REILAND & T OVERMOEN	6004 ST JOHNS AVE	EDINA MN 55424	92	136	12486
62	19-028-24-34-0097	6008 ST JOHNS AVE	R O PETERSON & T E PETERSON	6008 ST JOHNS AVE	EDINA MN 55424	95	136.5	12820
63	19-028-24-34-0098	6012 ST JOHNS AVE	DOUGLAS SCHAFF/NICOLE SCHAFF	6012 ST JOHNS AVE	EDINA MN 55424	95	135	12758
64	19-028-24-33-0050	6000 VIRGINIA AVE	P J & C A MICHAELSON	6000 VIRGINIA AVE	EDINA MN 55424	91	125	11426
65	19-028-24-33-0051	6004 VIRGINIA AVE	T S BOWDEN & E H BOWDEN	6004 VIRGINA AVE	EDINA MN 55424	75.5	144.5	10681
66	19-028-24-33-0052	6008 VIRGINIA AVE	N H PAULSON & J R PAULSON	6008 VIRGINIA AVE	EDINA MN 55424	80.5	158	12491
67	19-028-24-33-0053	6012 VIRGINIA AVE	RODNEY TOFT & KAREN FETTIG	6012 VIRGINIA AVE	EDINA MN 55424	78	164	12563
68	19-028-24-33-0072	6005 VIRGINIA AVE	P L & L M WANDREI	6005 VIRGINIA AVE	EDINA MN 55424	92	122	10582
69	19-028-24-33-0071	6009 VIRGINIA AVE	ANDREW BEHM & KIMBERLY BEHM	6009 VIRGINIA AVE	EDINA MN 55424	99.5	107	10369
70	19-028-24-33-0070	6013 VIRGINIA AVE	C W STEEL & L G STEEL	6013 VIRGINIA AVE	EDINA MN 55424	96.5	109	9303
71	19-028-24-33-0062	4701 60TH ST W	DAVID O & MARY J NELSON	4701 60TH ST W	EDINA MN 55424	90	125	11262
72	19-028-24-33-0061	4705 60TH ST W	BONNIE T GUARI	4705 60TH ST W	EDINA MN 55424	90	125	11348
73	19-028-24-33-0060	4709 60TH ST W	C M SEBER & J I MORIN TRSTES	4709 W 60TH ST	EDINA MN 55424	86	125	11022
74	19-028-24-33-0049	4717 60TH ST W	R & B NELSON	4717 W 60TH ST	EDINA MN 55424	90	125	10795
75	19-028-24-32-0034	4704 60TH ST W	M D & K L GRESHAM	4704 60TH ST W	EDINA MN 55424	83.71	129.06	10795
76	19-028-24-32-0035	4708 60TH ST W	G S DORRIAN & K S DORRIAN	4708 60TH ST W	EDINA MN 55424	83.71	129.06	10795
77	19-028-24-32-0036	4712 60TH ST W	M J TOKAR & J L TOKAR	4712 60TH ST W	EDINA MN 55424	83.71	129.06	10795
78	19-028-24-32-0037	4716 60TH ST W	S W LINTON & K A LINTON	4716 60TH ST W	EDINA MN 55424	83.71	129.06	10795
79	19-028-24-32-0047	4705 SCHOOL RD	JOHN B MARCH & MARY C MARCH	4705 SCHOOL RD	EDINA MN 55424	83.52	120	10028
80	19-028-24-32-0046	4709 SCHOOL RD	G J CARDONA & A P BERNAL	4709 SCHOOL RD	EDINA MN 55424	83.52	120	10028
81	19-028-24-32-0045	4713 SCHOOL RD	R J CONNELL & H F CONNELL TR	4713 SCHOOL RD	EDINA MN 55424	83.52	120	10028
82	19-028-24-32-0044	4717 SCHOOL RD	W J & S K ESSENDRUP	4717 SCHOOL RD	EDINA MN 55424	83.52	120	10028
	TOTALS	TOTALS	82		82	5982.31	10997	796883
	MEAN AVERAGE	MEAN AVERAGE				72.96	134.11	9718
	MEDIAN	MEDIAN				77	135.82	10028

Lot areas shown from Hennepin County Tax Records

Lot Width and Depth as determined by the City of Edina's definetion shown in Section 850 of the City Code. Lot Information from Hennepin County.

SHEET INDEX
Sheet 1 - Existing Conditions Survey
Sheet 2 - Preliminary Plat
Sheet 3 - R-1 Lots within 500 feet of Subject Property
Sheet 4 - Grading, Drainage, Utility and Tree Plan

R-1 LOTS WITHIN 500 FEET OF PROPOSED LINDQUIST ADDIT

Jerrod Lindquist
5945 Concord Ave.
Edina, MN 55424

NOTES:

Property Address: 5945 Concord Ave., Edina, MN 55424

Property Identification Number: 19-028-24-31-0101

Existing Zoning Classification - R-1 (Single Dwelling Unit District)

Proposed Zoning Classification - R-1 (Single Dwelling Unit District)

Required Building Setbacks:
Front Yard: Average of adjacent houses.
40.8 feet Concord
38.5 feet 60th Street
Corner Side Street - 15 feet
Side Yard: Varies with building height (5 feet minimum)
Rear Yard: 25 feet

Total Area of Property = 13594 sq.ft (0.31 acres)

Benchmark: Top nut of hydrant at intersection of 60th Street W. and Concord Ave.
Elevation = 896.81 feet

PLANNING DEPARTMENT
AUG 30 2012
CITY OF EDINA

Legal Description

Lots 13 and 14, Block 9, Fairfax, Hennepin County, Minnesota.

LINDQUIST ADDITION

For:
Jerrod Lindquist
5945 Concord Ave.
Edina, MN 55424

CERTIFICATION

The only easements shown are from plats of record or information

I certify that this plan, specification, or report was prepared by me o supervision and that I am a duly Licensed land Surveyor under the Minnesota.
I also certify that the land surveyed covers the entire parcels and th overlaps with adjoining property.
Dated this 20th day of August, 2012.

Signed: Gregory R. Prasch, Minn. Reg. No. 24992

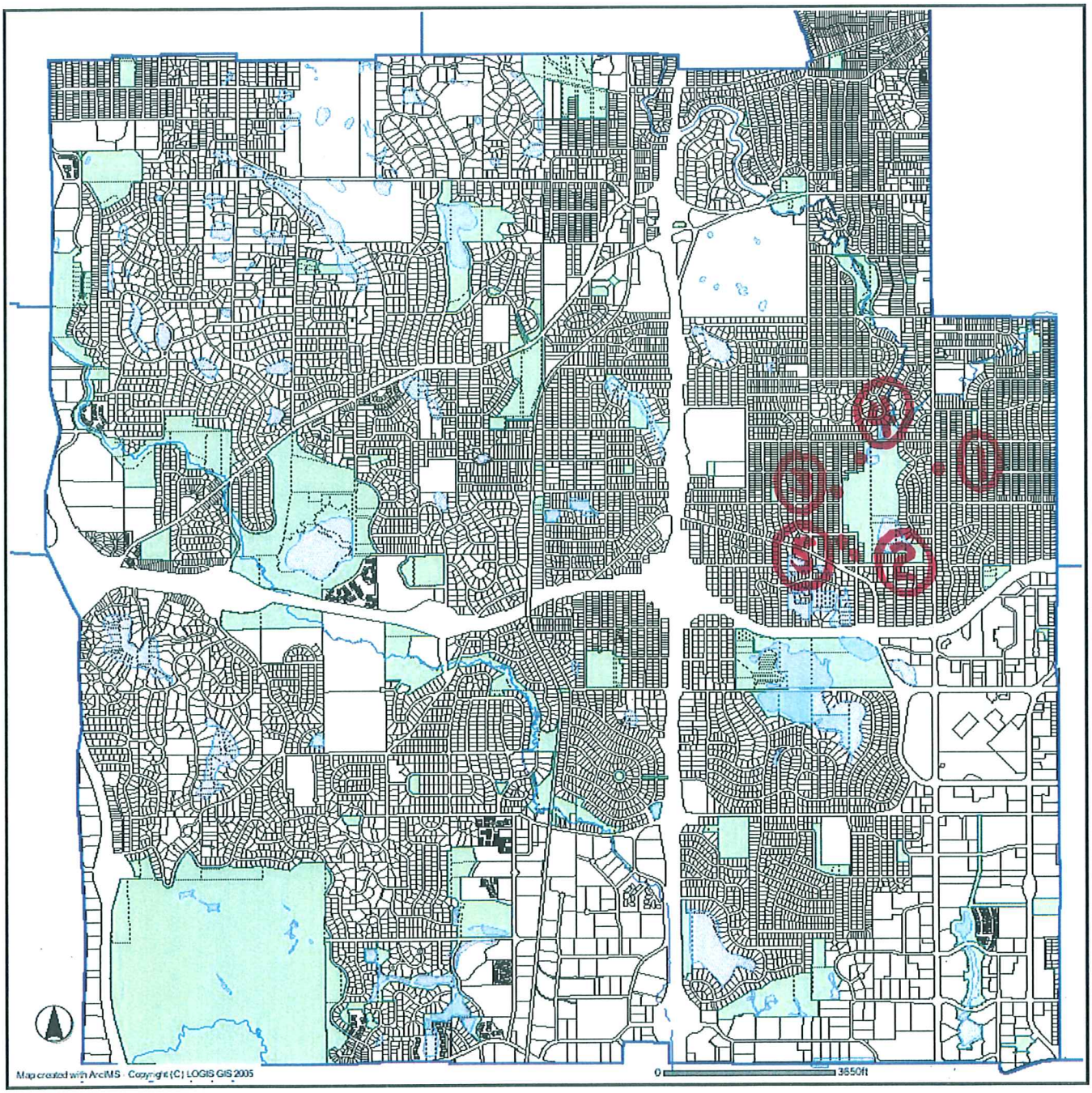
Date of Survey	6-20-12
Revisions:	

LOT SURVEYS COMP.
LAND SURVEYORS
7601 73RD AVENUE N.
BROOKLYN PARK, MN 55428
763-560-3093 phone
763-560-3522 fax

File No. F.13-14-90.1060.72 ...dwg F.B. No. 1060-72 Invoice No. 80493

She

A15



1. 5901 France
2. 6130 Brookview
3. 5920 Oaklawn
4. 5829 Brookview
5. 6109 Oaklawn

CITY OF EDINA

Engineering Department • Phone 952-826-0371
Fax 952-826-0392 • www.CityofEdina.com

MEMO

Date: **October 4, 2012**

To: **Cary Teague – Community Development Director**

From: **Wayne Houle – Director of Engineering**

Re: **Linquist Addition**
Dated August 30, 2012

Engineering has reviewed the above stated proposed plat and offer the following comments:

Sheet 2 of 4:

- Curb cut permits will be required for both driveways. Lot 1 will be required to access their lot from 60th Street West.

Sheet 4 of 4:

- The majority of the drainage, including all of the roof drainage, is required to drain to either Concord Avenue or 60th Street West due to potential flooding issues in the rear yards of the properties to the north.
- A full width (curb to curb / saw-cut to saw-cut) repair of Concord Avenue will be required when installing the new sanitary sewer and water service connection.

Engineering will required a more in-depth review of the project if it is advanced.