



3601 Thurston Avenue
Anoka, MN 55303
763.231.5840
TPC@PlanningCo.com

MEMORANDUM

TO: Baldwin Township Park Committee

FROM: D. Daniel Licht

DATE: 17 October 2024

RE: Baldwin Township – Krenz Farms; Park Dedication

TPC FILE: 269.02

BACKGROUND

Joshua Krenz, on behalf of the Joshua and Maria Joint Trust is proposing to subdivide an existing 28.66 acre parcel located at 31941 136th Street (PID 01-00006-4000) into two lots. The subject property is currently developed with a single family dwelling and detached accessory buildings. The proposed subdivision requires application for preliminary plat approval to be processed in accordance with Section XX-4-3 of the Subdivision Ordinance. The application is subject to review by the Planning Commission and approval of the Town Board. A public hearing has been noticed for the Planning Commission to consider the application at their meeting on 23 October 2024 at 7:00PM.

Section XX-10-10 of the Subdivision Ordinance requires developers to dedicate 10 percent of the buildable area of a parcel being subdivided to the Town for park purposes. The Town may also elect to receive a cash fee in lieu of land dedication to be used only for development of the Town park system. The preliminary plat does not propose dedication of land to the Town for public park purposes. The decision as to whether the developer is required to dedicate land, pay a cash fee in lieu of land, or a provide for dedication of a combination of land and cash fees to satisfy park dedication requirements is to be made by the Town.

Exhibits:

- Site Location Map
- Preliminary Plat

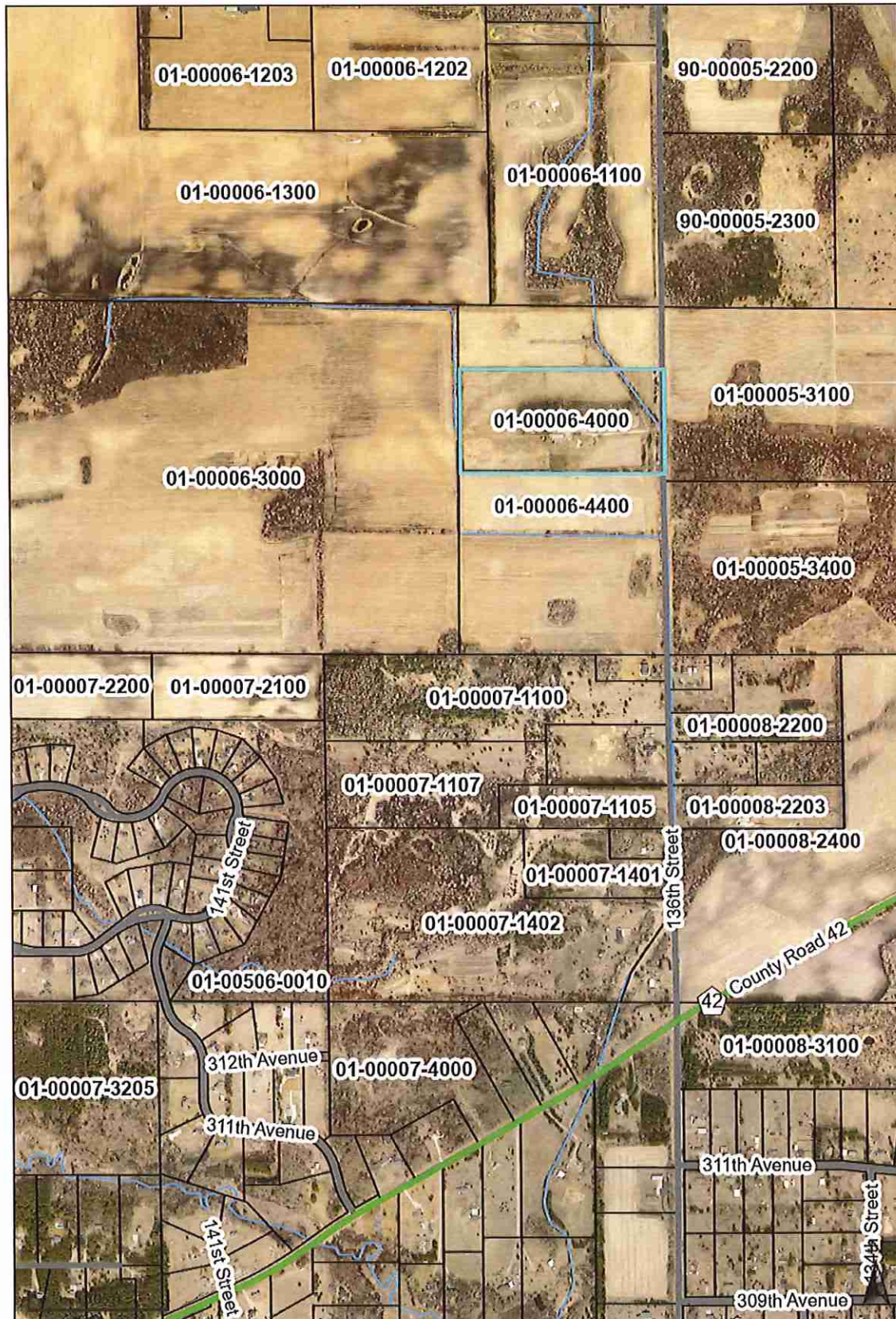
CONCLUSION

Park dedication requirements for the proposed preliminary plat are subject to review by the Park Committee and approval of the Town Board. The Park Committee is to provide a recommendation for park dedication requirements for the proposed preliminary plat.

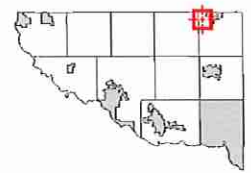
c. Joan Heinen, Town Clerk/Treasurer

Site Location Map

Krenz Simple Plat



Overview



Legend

Public Water Inventory

- Not Classified
- General Development
- Natural Environment
- Recreational Development

Roads

- MN Highway; US Highway
- Municipal-State Aid Street
- Municipal Street
- Township Road
- State Forest Road
- Bureau of Fish and Wildlife Road
- Connector (Ramp)
- Privately Maintained Public Access Road
- County Road
- County-State Aid Highway
- Parcels
- Streams

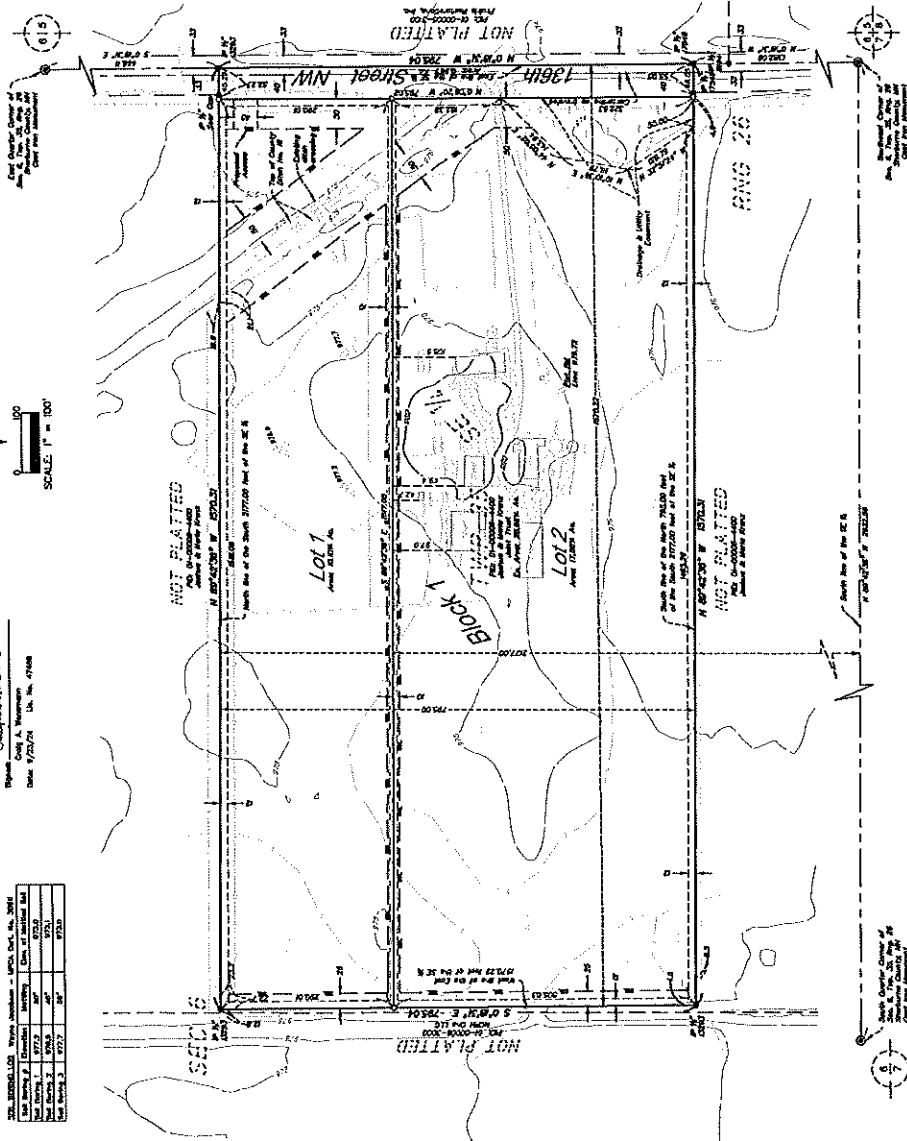
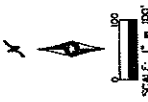
Preliminary Plat of KRENZ FARMS

I hereby certify that a boundary survey has been completed for the platatory plot of
 SECTION 1408E, Shawnee County, Minnesota.

Crifferson

 Criff A. Wiersmann
 Date: 8/23/24 Pl. No. 47408

Site Survey #	Extension	Inventory	Est. of individual bid
Site Survey 1	977.2	307'	973.0
Site Survey 2	976.8		975.1
Site Survey 3	977.2	28'	973.0



VICINITY MAP
Sec. 6, Twp. 35, Rng. 28
Sherburne County, MIN.

[illegible]

4. The report was performed without the request of a CDS report, no search for alternatives or restrictions was made by the analyst, the results are only to guide the working staff by the analyst, no recommendations.
5. Subject's privacy is NOT part of the information delivered to utility's third party analyst as required by NERC.
6. All data was obtained using NERC's (NERC Line Data) and CDS RTE information.
7. A Level 3 substation calculation was performed by Robert Pennington, NERC's Chief, of SCOT of Robert Pennington's Associates, Inc. on 8/20/2003.
8. Reference 2003 North America Power System, Vol. 1, p. 2/20/2003.

I hereby attest that all full-time employees of the Department of Education are in compliance with the provisions of the law.

Date: 8/22/99

Signature: *Wayne Johnston*

Title: Wayne Johnston, Professional and Educational Services

[illegible]

TOTAL ACRES 2849.5 Acres
EXISTING ZONING: General Rural (R-1)
PROPOSED ZONING: General Rural (R-1)
MORATORIUM:
200 feet width
200 feet depth
10000 ft² lots/acre one
DISTRICT BUILDING SETBACKS
300 feet
500 feet
or 30%
of 300' (if not surveyed)
Ordinance and LARRY Eisenhardt are
mean that

14.75'

12'

NOTE: 14.75' is within and adjoining right-of-way lines and said boundary lines, and 12' is within and adjoining right-of-way lines, unless otherwise indicated as shown on the plat.

DATE: 9/20/24
LD DATE: September 19th, 2024
WPG: 71.110/Pg. 10
WINN BTC: CX
CHECKED BY: CAW
G FILE: 24-0413.00 Prelim
E NO: 24-0413.00
ISSUES:

[illegible]

I hereby certify that this survey, plan, or part 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: Chris A. Wernemann
Chris A. Wernemann
8/23/74 11a Na 47456



**BOGART, PEDERSON
& ASSOCIATES, INC.**
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
(310) 277-1100

PRELIMINARY PLAT
for
Joshua & Maria Krenz
KRENZ FARMS
Baldwin Township
Sherburne County, MN



3601 Thurston Avenue
Anoka, MN 55303
763.231.5840
TPC@PlanningCo.com

PLANNING REPORT

TO: Baldwin Township Planning Commission

FROM: D. Daniel Licht

DATE: 17 October 2024

120 DAY DATE: 1 February 2025

RE: Baldwin Township - Willow Ridge Estates; Simple Plat

TPC FILE: 269.01

BACKGROUND

Mr. David Brinker, as trustee of Twin City Acoustics, Inc., Profit Sharing Plan and Trust has submitted application involving the 39.62 acre property located at 29042 108th Street for the purpose of subdividing it and developing single family lots. The developer is proposing an initial preliminary and final plat to subdivide the existing single family dwelling and detached accessory buildings from the balance of the property to be platted as a second lot. The proposed subdivision requires a Simple Plat application to be processed in accordance with Section XX-4-3 of the Subdivision Ordinance, which is subject to review by the Planning Commission and approval of the Town Board. A public hearing has been noticed for the Planning Commission meeting on 23 October 2024 at 7:00PM to consider the application.

Exhibits:

- Site Location Map
- Future Land Use Map
- Zoning Map
- Roadway Classification Map
- Preliminary Plat
- Final Plat

ANALYSIS

Comprehensive Plan. The Baldwin Township Comprehensive Plan establishes a goal to promote land use patterns related to the natural landscape with existing rural residential character to be expanded without adversely affecting scenery or open spaces. The proposed subdivision resulting in separation of the existing single family dwelling and accessory buildings from the balance of the property to allow for future development is consistent with the Comprehensive Plan.

Zoning. The subject site is zoned R1, General Rural District. The preliminary plat proposes subdivision of the existing parcel into one lot encompassing the existing single family dwelling and detached accessory buildings and a second lot intended for future subdivision. Single family dwellings are allowed as a permitted use within the R1 District.

Surrounding Uses. There are large rural parcels in all directions of the subject property, with the Miller Ponds plat to the southwest. The proposed subdivision of the existing single family dwelling onto a lot separate from the balance of the property will be compatible with existing uses in the area. Future subdivision of Lot 2, Block 1 will be subject to applications for subdivision approval that will include a public hearing and recommendation of the Planning Commission and approval of the City Council.

Lot Requirements. Section XX-51-7 establishes lot requirements the R1 District shown below:

A. Lot Area:		
	Platted Lot:	2.5 acres
	Buildable Area Within Parcel or Lot:	40,000 square feet
B. Lot Width:		200 feet
C. Lot Depth		300 feet

Proposed Lot 1, Block 1 is 2.89 acres in area and complies with the minimum width and depth requirements of the R1 District. The balance of the property is encompassed in Lot 2, Block 1 at 35.92 acres and also complies with the minimum width and depth requirements of the R1 District. The preliminary plat must be revised to indicate the buildable area within each lot.

Setbacks. The table below outlines the setback requirements of the R1 District established by Section XX-51-8 of the Zoning Ordinance.

A. Front Yard or Side Yard Abutting a Public Road:		
	County State Aid Highway	70 feet
B. Side Yard (except as allowed by Section XX-51-5.A):		20 feet
C. Rear Yard:		25 feet

The existing single family dwelling and detached accessory buildings within Lot 1, Block 1 comply with the setback requirements of the Zoning Ordinance. Lot 2, Block 1 has sufficient space within required setbacks to allow for construction of a single family dwelling.

Right-of-Way. The parcel abuts the west side of 108th Street (CSAH 19), which is a County State Aid Highway destined as a Major Collector roadway. Collector roadways are to move traffic from neighborhoods within the Town to other neighborhoods, activity centers, or regional roadways. The proposed preliminary plat provides for dedication of 50 feet of right-of-way for the west half of 108th Street (CSAH 19). Right-of-way dedication is to be subject to review and approval of Sherburne County.

Access. There is one access from 108th Street (CSAH 19) to the existing single family dwelling and detached accessory buildings, which will be within the area of Lot 1, Block 1. Allowance of additional driveway access or road intersections to 108th Street (CSAH 19) for Lot 2, Block 1 is subject to review and approval of Sherburne County.

Utilities. The single family dwelling is served by an existing private Subsurface Sewage Treatment System and well. Subdivision of the property requires certification that the existing septic system complies with current Minnesota Rules in accordance with Section XX-4-2.C.1 of the Building Ordinance. The developer is requested to provide a copy of the certification for Town files. Soil information has been provided for Lot 2, Block 1 demonstrating that there is area within the proposed lot for a Subsurface Sewage Treatment System with primary and secondary drainfields sites.

Wetlands. Administration of the Wetland Conservation Act remains within the jurisdiction of Sherburne County in accordance with Section XX-10-7 of the Subdivision Ordinance. A wetland delineation has been submitted by the developer and is subject to review and approval of Sherburne County.

Easements. Section XX-10-8 of the Subdivision Ordinance requires dedication of drainage and utility easements a minimum of 12 feet in width at the perimeter of each lot, which may be centered on lot side and rear lines for abutting lots within the preliminary plat. The preliminary plat and final plat indicates the perimeter drainage and utility easements are at least 12 feet in width as required. Drainage and utility easements must also shown to be dedicated over wetlands within the preliminary plat and final plat. All drainage and utility easements are to be subject to approval of the Town Engineer.

Park Dedication. Section XX-10-10 of the Subdivision Ordinance requires developers to dedicate 10 percent of the buildable area of a parcel being subdivided to the Town for park purposes. The Town may also elect to receive a cash fee in lieu of land dedication to be used only for development of the Town park system. A recommendation on park dedication requirements for the proposed subdivision is to be made by the Parks Committee at their meeting on 17 October 2024.

RECOMMENDATION

The proposed Willow Ridge Estates plat complies with the requirements of the Zoning Ordinance and Subdivision Ordinance. Our office recommends approval of the application as outlined below.

POSSIBLE ACTIONS

- A. Motion to recommend **approval** of the Willow Ridge Estate Simple Plat application, subject to the following conditions:
 - 1. The preliminary plat shall be revised to indicate the buildable area within Lots 1 and 2, Block 1.
 - 2. Right-of-way dedication for 108th Street (CSAH 19) shall be subject to review and approval of Sherburne County.
 - 3. Access for Lot 2, Block 1 to 108th Street (CSAH 19) shall be subject to review and approval of Sherburne County.
 - 4. A certificate of compliance for the existing subsurface sewage treatment system within Lot 1, Block 1 shall be submitted in accordance with Section XX-4-2.C.1 of the Building Ordinance.
 - 5. A Level 1 wetland delineation and any wetland impacts shall be subject to review and approval Sherburne County.
 - 6. All easements shall be subject to review and approval of the Town Engineer.
 - 7. Park dedication requirements shall be subject to review of the Park Committee and approval of the Town Board.
- B. Motion to recommend the application be **denied** based on a finding that the request is inconsistent with the Comprehensive Plan and intent of the Zoning Ordinance.
- C. Motion to **table**.
- c. Joan Heinen, Town Clerk/Treasurer
Matthew Kind, Assistant Town Engineer
David Roedel, Assistant Public Works Director/County Engineer

Public Water Inventory

- Not Classified
- General Development
- Natural Environment
- Recreational Development

Roads

- MN Highway; US Highway
- Municipal-State Aid Street
- Municipal Street
- Township Road
- State Forest Road
- Bureau of Fish and Wildlife Road
- Connector (Ramp)
- Privately Maintained Public Access Road
- County Road
- County-State Aid Highway

Other

- Parcels
- Streams

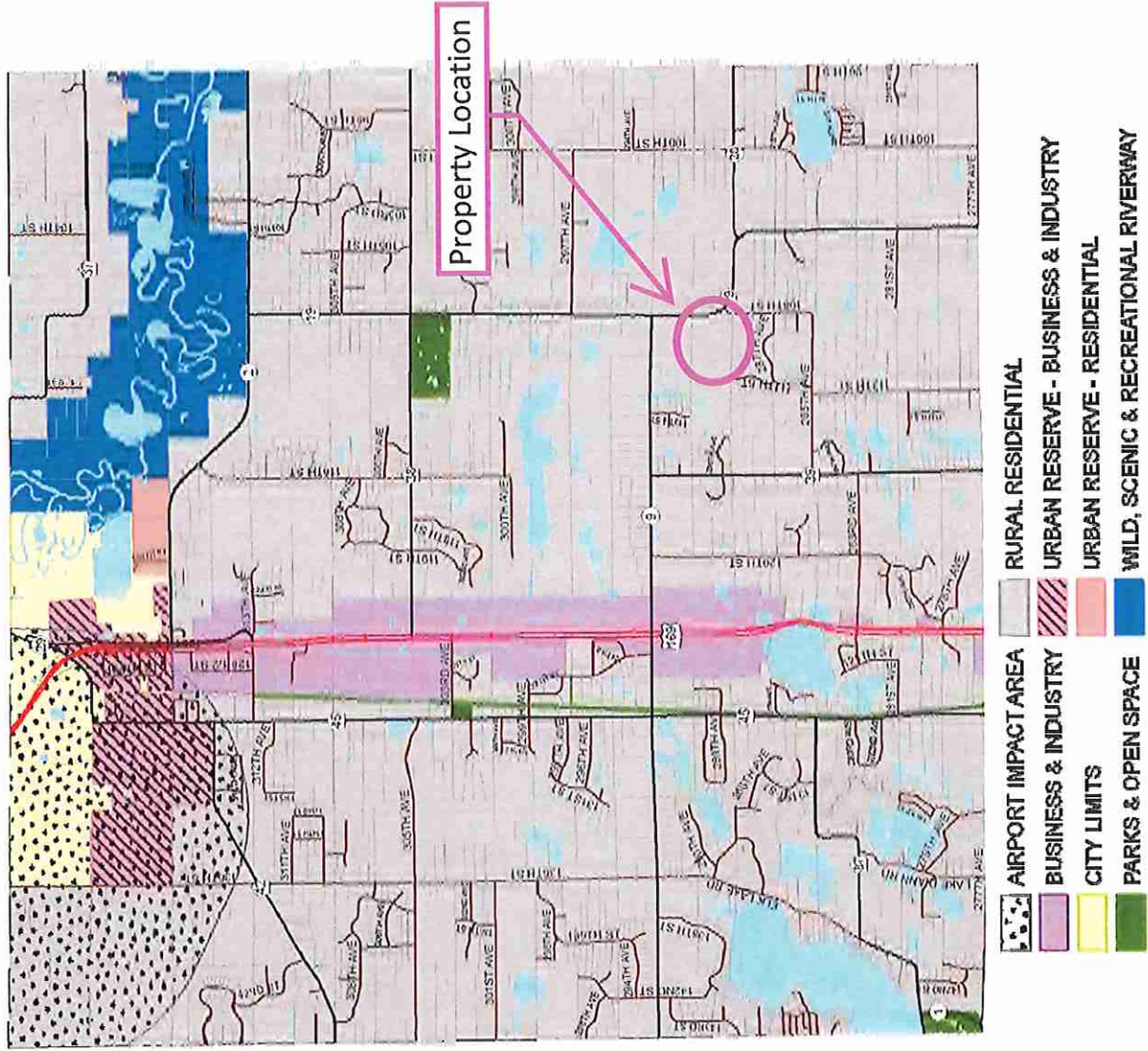
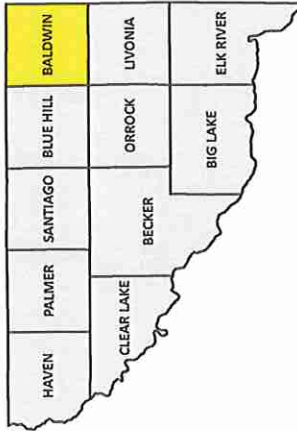


Figure 9.3: Sherburne County Future Land Use Map (Baldwin Township). Source: Sherburne County Planning & Zoning Dept.



Figure 9.4: Baldwin Township existing land use by acres (2008). Source: Sherburne County Assessor's Dept.

Baldwin Township Zoning Map



Township Boundary

City Limits

Zoning

- R1, General Rural - 21,558ac (97.3%)
- C1, General Commercial - 163ac (0.8%)
- I1, General Industrial - 426ac (1.9%)
- S, Shoreland - 7860ac (35.5%)
- WS, Wild and Scenic - 1339ac (6%)

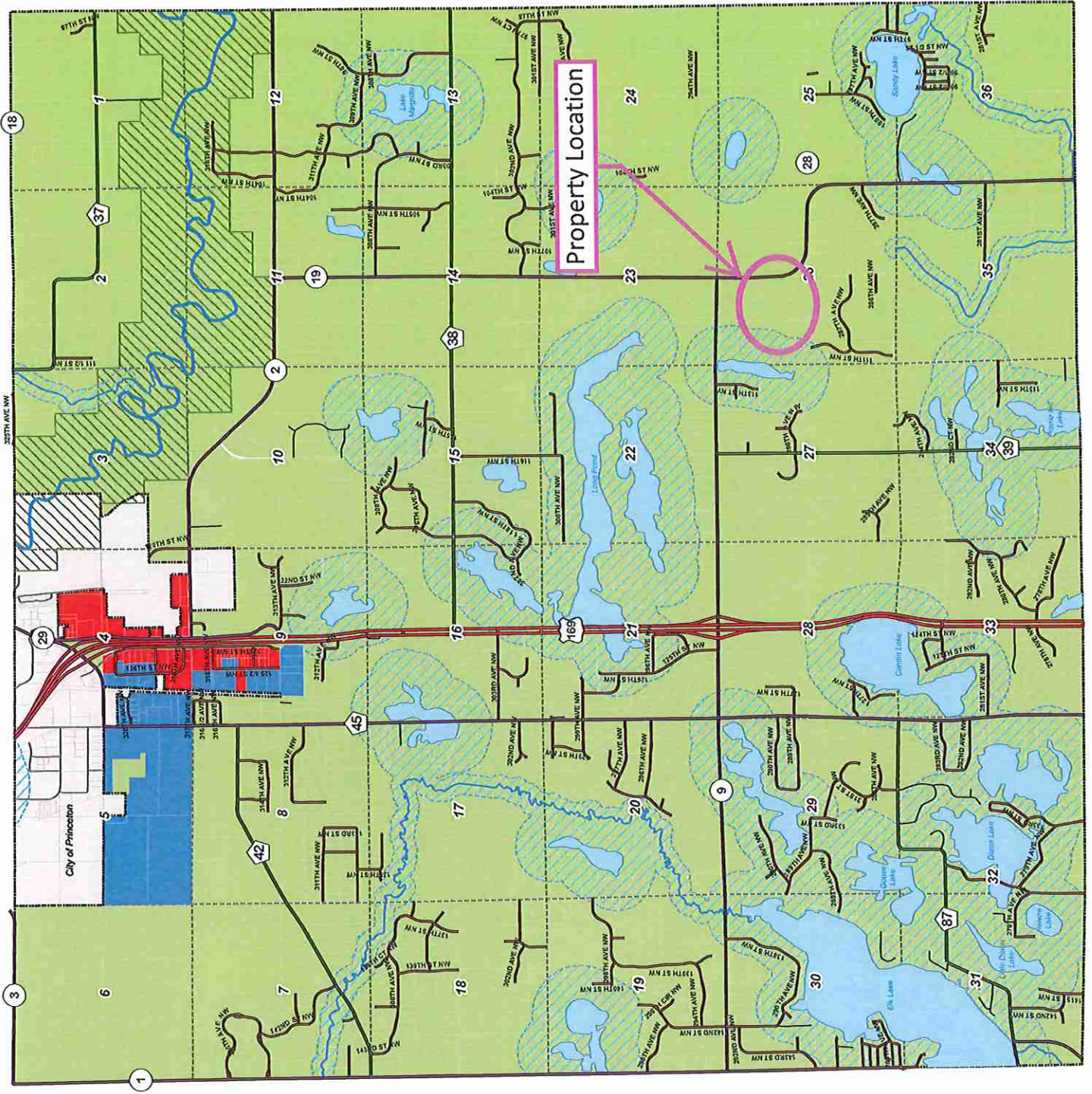
Roads

- US Highway
- County-State Aid Highway (CSAH)
- County Road
- Township Road
- Private Road
- City Street



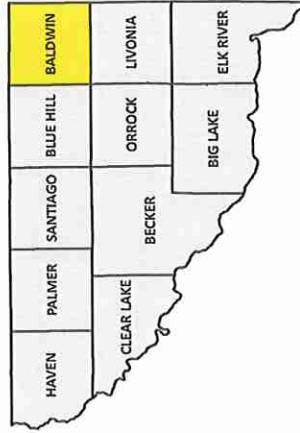
DISCLAIMER: Baldwin Township does not warrant the accuracy nor the correctness of the information contained in this map. It is your responsibility to verify the accuracy of this information. In no event will Sherburne County be liable for any damages, including loss of business, lost profits, business interruption, loss of business information or other pecuniary loss that might arise from the use of this map or the information it contains. Map information is believed to be accurate but accuracy is not guaranteed.

K:\GIS\Projects\Municipal\Baldwin Township Zoning Map.mxd



Baldwin Township

ROADWAY CLASSIFICATION

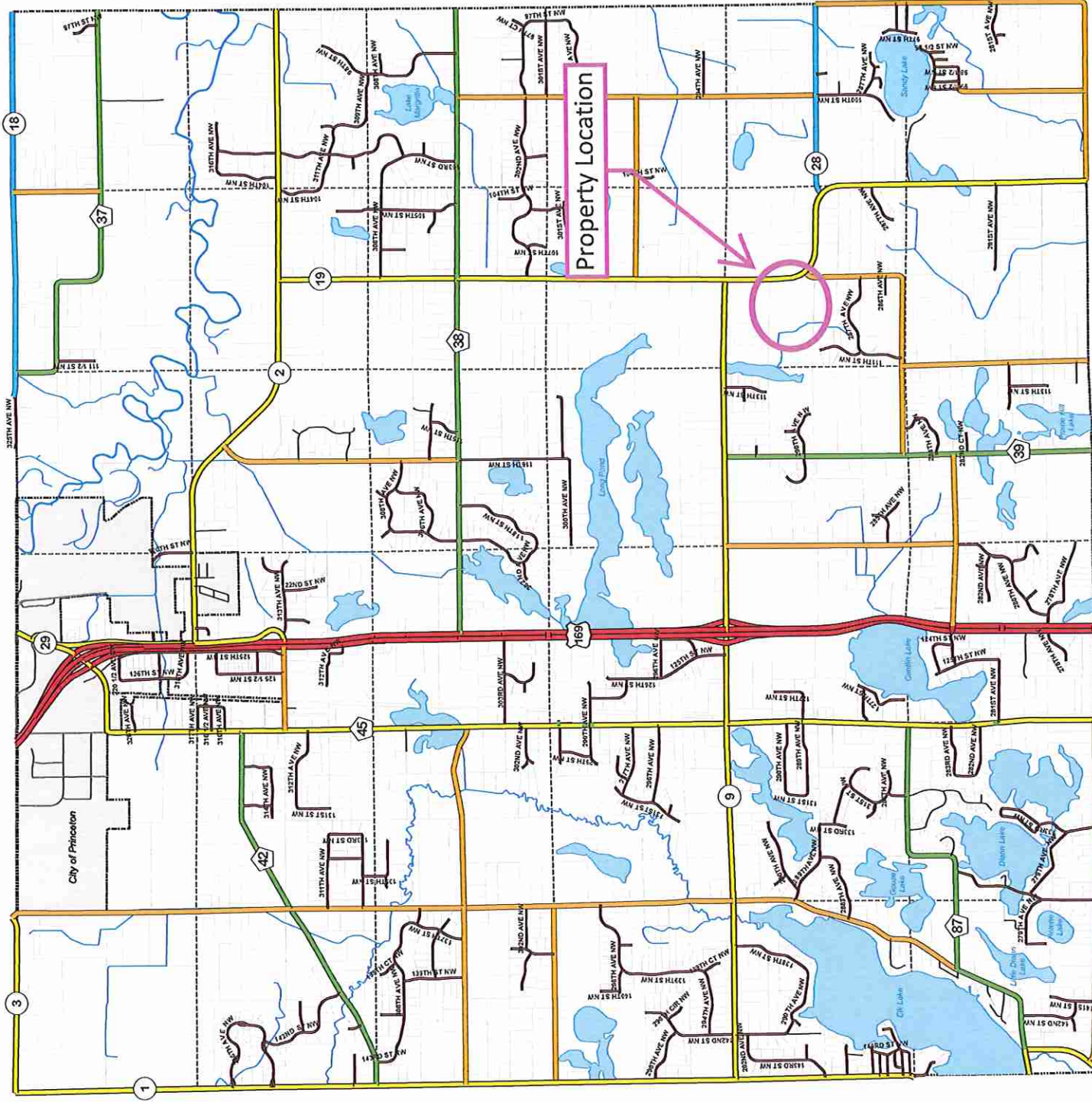


- Roads**
- DNR Public Waters
 - Township Boundary
 - Principal Arterial (Federal/State)
 - County Major Collector
 - County Minor Collector
 - County Local
 - Town Collector
 - Town Road
 - City Street
 - Private Road

TPC
The Planning Company

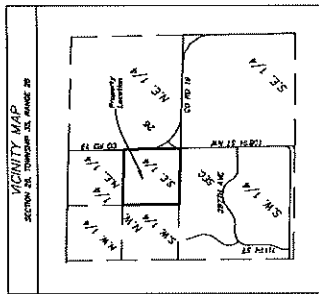
Sources:
Shoreline County 2040 Transportation Plan
Baldwin Township

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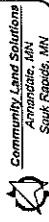
KNOW ALL PERSONS BY THESE PRESENTS, That One A. Elmore as Trustee for Togo City Association, Inc. Properly Clipping News and Travel.

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The East Line of the SE 1/4 of the NW 1/4 of Sec. 26, T. 33, R. 28, is surveyed to bear N73°42'W

DRAINAGE AND UTILITIES BEING 12 FEET IN WIDTH AND ADJOINING STREET RIGHT OF WAY LINES AND 6 FEET IN WIDTH AND ADJOINING LOT LINES AS SHOWN.

[illegible]

NEIGHBORHOOD MAP
SECTION 26, TOWNSHIP 33 N, RANGE 29 W

The East Line of the SE 1/4 of the NW 1/4 of Sec. 26, T. 33, R. 28, is surveyed to bear N73°42'W

DRAINAGE AND UTILITIES BEING 12 FEET IN WIDTH AND ADJOINING STREET RIGHT OF WAY LINES AND 6 FEET IN WIDTH AND ADJOINING LOT LINES AS SHOWN.