



[Crystal \(Minn.\).](#)
[City Council Minutes and Agenda Packets.](#)

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TO: Planning Commission
FROM: Bill Monk, City Engineer
DATE: March 25, 1987
RE: Sunnybrook Planned Unit Development

Background

In 1979 a preliminary development plan was submitted for 290 units on the southern 13.5 acres of property currently being reviewed. This plan included 80 units for elderly on the north end of the site and 210 apartment units in two buildings to the south. While site rezoning to R-O and R-4 designations was given first reading by the City Council, the process was never completed as conditions regarding a financing package and final development plan were not forthcoming.

In 1985 a preliminary development plan was proposed for a 418-unit complex on the entire 15-acre parcel bordering 32nd and Brunswick Avenues. This plan included 270 elderly units in a building on the south end of the site while 148 rental apartments were located in a single building to the north. Following initial review of the proposal by the City Council as the request for tax increment financing was considered, the development plan was not pursued by the owner.

It was during the review process in 1985 that considerable input was generated from the public and the Council regarding concerns of density, property values, police and school services as well as traffic and access. The "Planning Report" as submitted by the owner's consultant and distributed previously was intended to address those concerns. Due to the number and detail of the exhibits in that report, this document references those exhibits as a way of reducing duplication.

Approval Process

The development plan as recently submitted proposes 340 multiple units located on the 15-acre site in a two building arrangement. The building abutting 32nd Avenue at the north end of the site includes 119 rental apartment units while the building to the south contains 221 units, 110 of which are designated for elderly.

In order for the development plan to be accommodated, the following procedures are required under provisions of City Code:

- Subdivision. The property must be platted in order to be a legal building site consistent with Section 505.09 of the Code. A separate application to plat the parcel has been processed, and tentative approval has been granted by the City Council.
- Rezoning. To accommodate the proposed elderly (R-0) and multiple (R-4) uses on a single site, the property must be rezoned from its current R-1 designation to PUD.
- Conditional Use Permit. Provisions of Section 515.51, Subd. 2 a) of the Zoning Code for a Planned Unit Development require the site plan be handled as a CUP.
- Conditional Use Permit. The elderly housing is only allowable in the R-0, Residential Office District, as a conditional use consistent with Section 515.27, Subd. 4 c) of the Zoning Code.
- Conditional Use Permit. Based on specific design features to be included with multiple housing in an R-0 District, a density bonus of up to ten percent is permissible consistent with Section 515.27, Subd. 4 d) of the Zoning Code. This increase in allowable density does not include elderly units.
- Tax Increment Financing. Although the request to create a tax increment district is a part of the proposal, this item involves a separate process at the Council level. Compilation of basic data has been initiated for consideration of this part of the proposal.

Zoning and Land Use

As noted earlier, the entire 15-acre site in question is presently zoned R-1, Single Family Residential, so a rezoning is required to accommodate the Sunnybrook plan. Based on the developer's proposal to combine elderly and multiple units on one site, the PUD zoning category provides the best method for processing the development. Within a PUD, any combination of permitted accessory and conditional uses within the Zoning Code is allowable as stated in Section 515.49, Subd. 2 of the text. It is important to note that the actual site plan must still be approved as a separate conditional use within the PUD Zoning District, so the PUD zone does not necessarily constitute a blank check.

In terms of existing zoning designations on surrounding properties, Exhibit C in the applicant's "Planning Report" clearly denotes the situation. The site is abutted on the east by park land, on the north by single family, multiple and

commercial, on the west by single family and on the south by multiple.

In the Land Use Plan included in the 1980 update of the Comprehensive Plan, the Sunnybrook site was designated as approximately half multiple and half single family (see Exhibit D). The multiple as shown on the map is located to the north along 32nd Avenue and abutting Brunswick Avenue in the southeast corner. While the western and central portion of the site is shown as single family, it is not clear whether the designation stemmed from considerations of soil and site characteristics or was an attempt to allow a better transition and mix given existing uses.

It is important to note the Land Use Plan represents a development guide that does not always mirror present zoning designations. In the final course of events, however, the land use guide and the actual zoning designation must agree. In some previous rezonings the City has not always adhered to or modified the official Land Use Plan but most of these changes were either minor in scale or represented similar land uses.

Although the text of the comprehensive plan for this specific area of the City (District 15) would appear to suggest a mix of low, medium and high density residential uses, the land use map is quite explicit in designating various uses. After discussing this situation with staff members at the Metropolitan Council, there is no question that a revision to the comprehensive plan will need to be processed and approved by the Metropolitan Council to accommodate the high density use being proposed across the entire site. City approval would therefore have to be conditioned upon securing a land use amendment.

Density

The development proposal consists of 340 rental units on a 15-acre site. This translates into a gross density of 22.7 units per acre. The overall density is achieved using up to a 10% density bonus allowed with multiple housing for inclusion of specific building features under provisions of the R-O Zoning District and the 5% density credit permitted with the PUD zone as noted in Section 515.51, Subd. 8 e). In this instance the R-O credit of 150 square feet is based on elevator service (50 square feet), near-by transit service (50 square feet) and indoor recreational facilities (50 square feet). The PUD credit is applied on a strictly percentage basis. When these credits are applied to the following density standards, the 15-acre site can accommodate the proposed 340 units:

Elderly units @ 1,250 square feet/unit

Multiple Family @ 9,500 square feet for first 2 units and
2,500 square feet for each unit over 2.

For general comparison purposes, gross densities were computed for the existing apartment complexes the developer used in his property tax generation on page 13 of the NAC report. All but one of the complexes average 17 to 18 units per acre. The one exception is the Douglas Court complex (27th Avenue & Douglas Drive) which has an overall density approaching 22.5 units per acre.

Site Layout

As noted previously, soil conditions have a significant impact on the layout of the development plan. The poor soils in the low lying central portion of the site dictate the clustering approach in terms of the economics of site preparation. This clustering does concentrate the developed areas of the site although minimum building and parking lot setbacks are met. One related item of concern is the lack of separation and/or landscaping buffer between the development and the single family units to the west and north. Grade differentials and fences will not offset the physical size and proximity of the apartment complexes.

The separation of uses is also impacted by the intrusion of parking into the setback area. This reduced setback for the parking along 32nd and Brunswick Avenues is not consistent with provisions of Section 515.09, Subd. 6 but is allowable as part of the PUD if viewed as necessary to produce a desirable effect for the overall development.

Another reason the buffer is especially important involves the fact that the underground garage is not proposed to be below existing ground elevation due to soil conditions and water levels. This means that from numerous viewpoints the structure will appear to be a full four (4) stories in height. This is especially true along 32nd Avenue where the first floor level is proposed to be 12 feet above existing street elevations.

In terms of the number of on-site parking spaces the plan meets ordinance requirements for elderly and multiple family uses. For multiple family the code requires two spaces per unit with at least one being enclosed. For elderly two spaces are also required except only one need be made available with the initial development, the second space being held in reserve if needed. Based on the ordinance requirements, 680 parking spaces are needed with 570 spaces (230 enclosed) provided initially and 110 reserve spaces designated. The site plan

provides 618 spaces (351 enclosed) initially and holds 65 spaces in reserve.

Access and Traffic

In order to facilitate a wider dispersion of vehicular access to and from the site, multiple access points are proposed along 32nd and Brunswick Avenues in addition to a separate access drive onto Douglas Drive. These access points will have to accommodate the approximately 2,000 vehicular trips per day generated by the proposed development plan.

While vehicular trips generated by a specific site are readily predicted based on proven documentation, actual traffic patterns are more difficult to quantify. The patterns reflected in Exhibits F and G as included in the NAC report appear reasonable although the numbers do cause some concern. An assumption is projected that 95% of the site generated traffic will use Douglas Drive to reach their ultimate destination, but only 25% of these trips are predicted to use the new Douglas Drive access. The rest of the movements are projected to use existing local streets to reach Douglas Drive. Of specific concern is the impact of the traffic on the Lamplighter area to the south given the projected use (42% of peak hour) of Medicine Lake Road.

In attempting to maintain the free flow of traffic throughout the area, there is no question that the 340-unit development will have a significant impact on traffic patterns and volumes in the immediate area. Additionally, the 5% of undesignated trips (not using Douglas Drive) appears to this office to be a low estimate in projecting the number of vehicles that will use other residential routes including 32nd and 29th Avenues eastward to TH 100 as well as Brunswick Avenue to 36th Avenue.

Due to the proposal to have a direct access drive on to Douglas Drive, comments from Hennepin County were solicited and are attached. County engineering staff notes concern with geometric restrictions that cause sight distance limitations south of the access. While the County's response does not necessarily rule out use of the access as proposed, it does strongly suggest review of alternate locations. Since the developer does not own any other property abutting Douglas Drive, this office is hard pressed to comment further on potential options for relocation. This office will be contacting County staff to determine the severity of the sight restrictions and discuss the need for relocation.

Effects on Surrounding Property

As noted during consideration of the past development plans, the impacts on park use, property valuations, police service

and school enrollment figure prominently. The developer has included rather detailed responses on the police service and school enrollment issues. While both the Police Department and School District address the anticipated impacts of a 340-unit complex, they share the belief that current facilities will service the development.

With the development being proposed directly adjacent to Bassett Creek Park, the impact on this recreational facility must be considered. Overall park use is undoubtedly busy at times; however, there is no question that the 65-acre facility functions adequately in addressing the community as well as the local needs of the area. While the addition of 600 to 700 residents as proposed will further tax the system and may well accelerate the improvement and expansion of both the active and passive recreational features, the overall impact appears within reasonable limits given the size and potential of the park facility.

Also of importance to area property owners is the impact of a development of this scale on their individual property values. Items to be considered in connection with the effects on property values involve issues readily apparent to a potential buyer such as neighborhood traffic and the visual impact created by actual sight lines. To provide better definition to the impacts the Sunnybrook proposal will have on surrounding land uses, a memorandum from Ken Bjorn, Crystal's City Assessor, is attached.

Grading & Drainage

As noted on Exhibit E of the developer's Planning Report, the site presently exists as a low lying marsh/wetland area that contains extensive deposits of organic soils. Between soil correction required to accommodate acceptable building sites and excavation necessary for the central ponding area, essentially the entire 15-acre site will be regraded. Brunswick Avenue will also require extensive subgrade correction and is proposed to undergo a substantial grade change in lowering the present crest adjacent to the southern apartment complex. It should be noted, however, that this change of profile on Brunswick Avenue is still in preliminary stages and will need additional review in terms of its effect on grading within Bassett Creek Park.

Given the nature of the area being disturbed and the scope of the proposed plan, the layout was referred to the Department of Natural Resources and the Bassett Creek Water Management Commission for preliminary comments. Copies of their response are attached. Essentially, the DNR stated their agency does not regulate the area while the Watershed Commission

concentrated on storm sewer and ponding design modifications necessary to comply with their management standards.

The proposed storm sewer system breaks into three separate drainage systems. Both the north and south portions of the site will drain to on-site catch basins connected to existing storm sewer trunks adjacent to the site. The bulk of the drainage area will be directed to a central ponding basin that would be created by excavating the existing marsh to a depth of about 4 feet (elevation 851.5). The pond is designed to maintain a water depth of 4 feet which allows for a 2-foot bounce to handle storm run off.

The run-off rate from this basin is proposed to be controlled by a structure under Brunswick Avenue as recommended by the Bassett Creek WMC. This structure would be modified to allow the pond to act as a sediment and skimming facility. These modifications improve the water quantity and quality control features of the pond and lessen the strain on the existing pond in Bassett Creek Park.

One significant change in the storm sewer plan as submitted involves the relocation of the outlet structure approximately 430 feet to the north where it will align with an existing ditch that connects with the north arm of Bassett Creek. This creek presently acts as a natural outlet for the area.

As an overall drainage system, the storm sewer and pond layout is feasible. Additional on-site basins and leads may well be required and/or relocated as final design is performed; however, the system works well in handling run-off levels generated by development of the site. It should be noted that a detailed erosion control plan will also be required as a part of the final construction documents.

Sanitary Sewer and Water Service

Sanitary sewer service to the development will be derived via connection to the trunk line in 32nd Avenue at the northwest corner of the site. An 8-inch lateral is proposed to be installed along the west edge of the property with service stubs extended to each building complex. The lateral is located in the west parking area instead of in the Brunswick Avenue right-of-way due to elevation restrictions at the 32nd Avenue intersection given the placement of the existing 66-inch storm sewer in 32nd Avenue. The capacity of existing sewer lines as well as the lift station on 32nd Avenue have been checked and can accommodate the volume of flow anticipated to be generated by the development.

Water laterals are proposed to be looped with a connection at 32nd Avenue and at Douglas Drive. Again, the alignment of the

laterals along the west edge of the site is due to elevation conflicts with the storm sewer at the Brunswick/32nd Avenues intersection. For overall flow purposes, a connection to the existing water stub in Brunswick Avenue south of the development will also be required.

It should be noted that pipe alignments will undoubtedly be modified as final design takes place to facilitate ease of maintenance and meet requirements for fire protection. Also, easements will be required over all lines to be maintained as a part of the municipal utility systems.

Environmental Assessment Work sheet (EAW)

Pursuant to provisions of the MN Environmental Review Program, an EAW will be required for the Sunnybrook development given the number of dwelling units involved. An EAW is a brief document designed to assess the environmental effects which may be associated with a given project. Based upon the quantitative information contained in the EAW, the Responsible Governmental Unit (RGU) will decide whether an Environmental Impact Statement (EIS) is required. In this particular instance the RGU is the City of Crystal.

The EAW is presently being prepared by the developer's engineer. Upon submission, the document will be reviewed and, if found complete and correct, will be processed as outlined in the attached calendar. A decision on the requirement for an EIS is required prior to final City Council action on the development.

Tax Increment Financing

The developer has requested the City establish a tax increment district that would include only the 15-acre development site. Such a district would allow the City to capture all taxes generated by this development for a specific number of years. This tax increment could then be used to repay bonds issued to cover costs of site preparation and/or building construction as approved by the City Council.

Although the establishment of the district and the actual financing package is not within the purview of the Planning Commission, the concepts are important to the economic issues involved with the development. The developer has repeatedly stated that one of the primary justifications for the proposed density is based on the need to generate tax increment revenue to cover the estimated \$1.6 million of site preparation costs. Improvements included in this estimate are as follows:

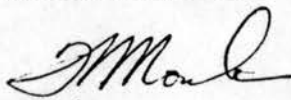
Soil Correction (including Brunswick Ave.)	\$1,015,000
Sanitary Sewer	39,000
Water main	61,600
Storm Sewer	40,500
Street (Brunswick Ave.)	90,000
Contingencies (20% of above items)	<u>326,700</u>
Total Project Costs	\$1,572,800

Summary

When all is said and done, the primary issue remains a determination of what development density allows reasonable use of the property. This office does not have any problem with the proposed PUD zoning and cluster development approach. However, considerable concern exists due to the minimal separation of uses, in both distance and scope, and the traffic impacts, in volume and pattern. Both the separation and the traffic issues stem directly from the degree of density being proposed.

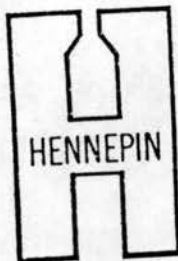
Based on these concerns, this office feels the allowable density should be based on a combination of the single family and multiple residential designations recommended in the approved Comprehensive Plan. This document still represents a viable planning tool and would suggest development of up to 250 units for the 15-acre site in question with the final number dependent upon the level of elderly included. With such a reduced density, traffic circulation within the development itself could be improved to reduce reliance on Brunswick Avenue. Also, increased setbacks could be achieved and landscaped to create a more acceptable buffer area.

In terms of Planning Commission action, it should be noted that in considering any planned unit development, the site plan represents the critical element. Should the Sunnybrook site plan be found unacceptable, it is recommended approvals be withheld until a site plan is submitted that represents the density and layout being approved. In other words, approval of a significantly modified plan with conditions is not recommended.



WM:jrs

Encls



DEPARTMENT OF TRANSPORTATION
320 Washington Av. South
Hopkins, Minnesota 55343-8468

935-3381
TTY 935-6433

March 20, 1987

Mr. William Monk
City Engineer
City of Crystal
4141 Douglas Drive North
Crystal, MN 55422

Dear Mr. Monk:

RE: Proposed Plat - Sunnybrook
CSAH 102 East side - between 30th Ave. N. and 32nd Ave. N.
Section 21, Township 118, Range 21
Hennepin County Plat No. 1503
Review and Recommendations

Minnesota Statutes 505.02 and 505.03, Plats and Surveys, require County review of proposed plats abutting County roads. We reviewed the above plat and make the following comments:

- No additional right of way required by Hennepin County along CSAH 102 in the area of this plat at this time.
- The location of the single access onto CSAH 102, approximately 255 feet north of the south line of the plat, does not meet minimum sight distance requirement of 440 feet to the driver's left for the posted 35 MPH speed limit. The field observed sight distance to the driver's left from the proposed access is 325 feet. We strongly encourage an alternate location.
- Any new access onto a county road requires an approved Hennepin County entrance permit before beginning any construction. Contact our Maintenance Division for entrance permit forms.
- All proposed construction within County right of way requires an approved utility permit prior to beginning construction. This includes, but is not limited to, drainage and utility construction, trail development, and landscaping. Contact our Maintenance Division for utility permit forms.
- The developer must restore all areas disturbed during construction within County right of way.

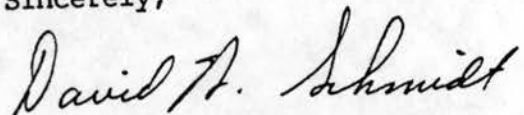
HENNEPIN COUNTY

an equal opportunity employer

W. Monk
March 18, 1987
Page 2

Please direct any response or questions to Les Weigelt.

Sincerely,

A handwritten signature in cursive script that reads "David W. Schmidt". The signature is written in dark ink and is positioned above the typed name.

David W. Schmidt, P.E.
Transportation Planning

DWS/LDW:mr

MEMORANDUM

TO: John T. Irving, City Manager
FROM: Kenneth C. Bjorn, City Assessor
SUBJECT: Impact on Value of Sunnybrooke Project on
Neighboring Properties
DATE: April 2, 1987

Many factors influence value within residential neighborhoods. Aside from social, economic or governmental influences, the physical or environmental influence can be significant. Such factors as street patterns, pattern of land use, conformity of structures, appearance, nuisance and hazards all can effect value to varying degrees.

In considering the impact on value of the Sunnybrooke Acres proposal on neighboring properties I took the following into account.

1. It is virtually impossible to quantify the exact impact on value to neighboring properties at this time. It is reasonable however to conclude that there are several economically defined areas that could be affected however differently. For example an increase in traffic flow in the Lamplighter area to the south of the project, in which the average home exceeds \$100,000 in value, could have a significant impact on value. People buying homes in this price range in the Crystal, New Hope, Robbinsdale area simply expect more in terms of freedom from detrimental influences and want positive neighborhood amenities.
2. The homes along Douglas Drive probably would experience no detrimental influence from traffic patterns or from an increase in neighborhood density. However as proposed, the new project would directly adjoin the rear or east side of these properties with minimal proposed buffering. Neighborhoods in which values are maintained have clearly defined areas for various uses, well buffered areas between uses and a respect for zoning restrictions which maintain a neighborhood's integrity. I'm not sure this will be true with respect to the Douglas Drive properties and some impact on value could result.

3. The neighborhoods to the north could also experience some negative influence in terms of increased traffic flow. However the impact on value probably would not be to the extent of that on the southern neighborhoods. I feel it is reasonable to assume some additional traffic will result north of the project on Brunswick Avenue and east on 32nd. Avenue North towards Highway 100.

In conclusion, it is my opinion that the proposal would probably not benefit (in terms of value) any adjoining single family neighborhood and probably would have some negative impact. To minimize this every effort should be made to route traffic away from neighborhoods and to provide some buffering between high and low density use.

cc William Monk, City Engineer



STATE OF
MINNESOTA
DEPARTMENT OF NATURAL RESOURCES

PHONE NO. 296-7523

1200 WARNER ROAD, ST. PAUL, MN 55106

FILE NO.

March 12, 1987

Mr. William Monk
City Engineer, City of Crystal
4141 Douglas Drive North
Crystal, MN 55422

Dear *Will* Monk:

In your March 3, 1987 letter, you inquired whether a DNR permit is required for the development of an apartment complex in the wetland area of 32nd Avenue and Douglas Drive. The wetland does not appear to be included in the DNR Protected Water Inventory, therefore a permit from our office is not required.

If you have any questions, feel free to contact me at 296-7523.

Sincerely,

Judy Boudreau
Judy Boudreau
Area Hydrologist

METRO REGION DIVISION OF WATERS

J18/dv

BASSETT CREEK WATER MANAGEMENT COMMISSION

Curtis A. Pearson, Attorney
1100 1st National Bank Place West
Minneapolis, Minnesota 55402
(General Address)
Phone: 612/338-4200

Leonard Kremer, Engineer
Barr Engineering Company
7803 Glenroy Road
Edina, Minnesota 55435
Phone: 612/830-0555

- Crystal
- Golden Valley
- Medicine Lake
- Minneapolis
- Minnetonka
- New Hope
- Plymouth
- Robbinsdale
- St. Louis Park

February 23, 1987

Mr. William Monk
Director of Public Works
4141 North Douglas Drive
Crystal, Minnesota 55422

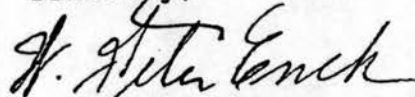
Re: Sunnybrooke Acres

Dear Mr. Monk:

The Bassett Creek Water Management Commission has reviewed preliminary grading and drainage plans for the above-referenced development and have the following comments:

- 1) An erosion control plan must be prepared and submitted to the commission for review. Silt fence installation details should be included on the plan if used for erosion control.
- 2) To meet the Commission's water quality requirements a skimmer must be provided at the pond's outlet to trap floating debris. Details of the skimmer should be submitted to the commission for review.
- 3) The outlet to the pond should be sized to allow for proper detention time for settling of suspended solids.
- 4) The storm drain which discharges near the pond's outlet should be moved further from the outlet to allow for settling of sediment.
- 5) All erosion control features should remain in place and be maintained until the site has been revegetated and the parking lot has been paved.
- 6) A copy of the Commission's erosion and sediment control policy is enclosed for your information.

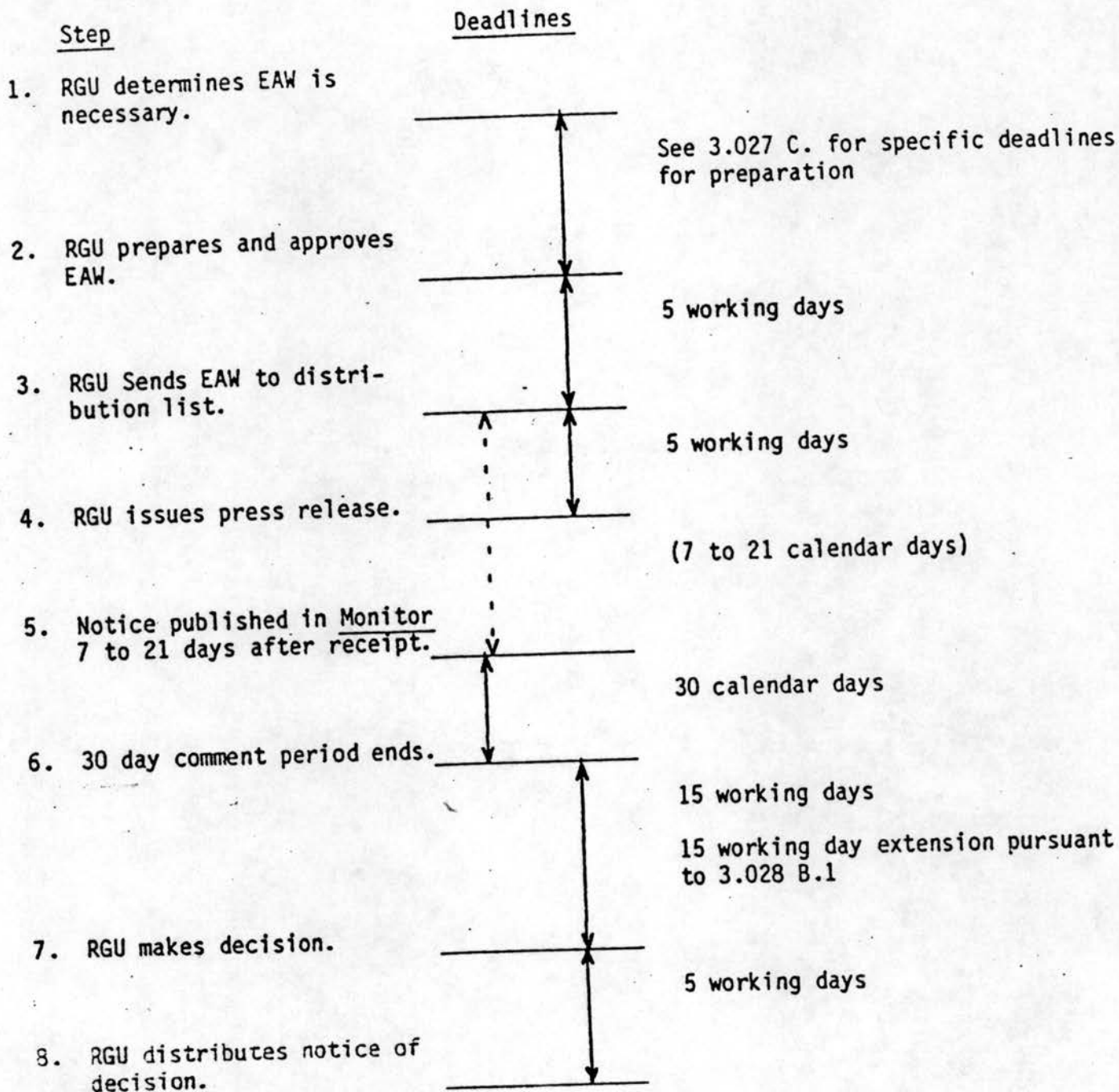
Sincerely,



Peter Enck, Chairman
Bassett Creek Water
Management Commission

PE/111
Enclosure
c: Alan Brixius
WS/321,10

FIGURE 3
EAW PROCESS AND DEADLINES



If RGU orders preparation of EIS, see Figure 4 for summary of EIS process and deadlines.

MAILING LIST (500' Radius)

REZONING & CONDITIONAL USE PERMITS
#87-4, #87-5, #87-6 AND #87-7
SUNNYBROOK BETWEEN 29TH AND 32ND AVE N
AND BETWEEN DOUGLAS DRIVE AND BRUNSWICK

21-118-21-23-0114	3200 Douglas Drive	Wheelock Enterprises, 6205 University Ave Mpls 55432
-0113	3212 Douglas Drive	Norman P. Chicoine & Lillis I. Klatke
-0104	3246 Douglas Drive	Act Investments
-0115	3201 Colorado	Wheelock Enterprises
-0116	3209 Colorado	Wheelock Enterprises
-0117	3217 Colorado	Wheelock Enterprises
-0103	3225 Colorado	Gregory J. Pietig
-0102	3231 Colorado	Gregory J. Pietig
-0101	3237 Colorado	Gregory J. Pietig
-0097	3200 Colorado	Don McDonald
-0096	3208 Colorado	Donald Zappa, 1549 Berne Rd Mpls 55421
-0095	3216 Colorado	Donald Zappa
-0094	3224 Colorado	Donald Zappa
-0093	3232 Colorado	Donald Zappa
-0089	3201 Brunswick	Timothy P. Reilly
-0090	3209 Brunswick	Donald Zappa
-0091	3217 Brunswick	Donald Zappa
-0092	3235 Brunswick	Frank P. Caruso
-0088	3259 Brunswick	Dorothy V. Billings
-0046	3200 Brunswick	M. W. Investments, Inc., 10301 University Ave NE Mpls 55434
-0047	3224 Brunswick	Charles D. & Judy L. Swanson
-0057	3230 Brunswick	Jennifer S. Patterson
-0056	3236 Brunswick	Bruce D. Krogstad
-0055	3242 Brunswick	Dale B. Linderholm
-0048	3219 Adair	Ross T. & Winifred Bredesen
-0049	3225 Adair	Clarence A. Rose
-0050	3231 Adair	Daniel L. Jorgenson
-0051	3237 Adair	Dario L. Enriquez
-0052	3243 Adair	Robert W. Murphy
-0043	3200 Adair	Twin Lakes Messenger, 225 SW County Rd 18 Osseo 55369
-0044	3210 Adair	Dennis L. Smaagaard
-0045	3220 Adair	John M. Giauque
21-118-21-33-0026	5924 - 29th Place	Ira N. Burhans
-0027	5932 - 29th Place	Gregory J. Hammes
20-118-21-44-0005	6300 - 29th Ave N	Regina Niwinski
-0004	2909 Douglas	James W. Fornell
-0003	2917 Douglas	Mary T. Urbanicz
-0037	2937 Douglas	Bruce Bowman
-0002	2943 Douglas	Harry Skrypec, 3675 North Shore Drive Wayzata 55391
-0001	2949 Douglas	Independent School Dist 281, 4148 Winnetka New Hope 55427
20-118-21-41-0075	3001 Douglas	Enrique Vargas-Basterra
-0046	3011 Douglas	Robert F. Sheperd
-0045	3021 Douglas	Carl Schleif

20-118-21-41-0044 3031 Douglas
 -0043 3041 Douglas
 -0022 3109 Douglas
 -0006 3117 Douglas
 -0005 3125 Douglas
 -0077 3141 Douglas
 -0076 3157 Douglas

 20-118-21-14-0055 3201 Douglas
 -0097 3219 Douglas
 -0047 3237 Douglas

 20-118-21-44-0006 2900 Edgewood
 -0007 2908 Edgewood
 -0008 2916 Edgewood
 -0038 2938 Edgewood
 -0039 2944 Edgewood
 -0040 2950 Edgewood

 20-118-21-41-0026 2956 Edgewood
 20-118-21-44-0010 2909 Edgewood
 -0009 2917 Edgewood
 -0042 2941 Edgewood
 -0041 2949 Edgewood
 20-118-21-41-0027 2957 Edgewood
 20-118-21-44-0011 6400 - 29th Ave N
 20-118-21-41-0074 6314 - 30th Ave N
 -0073 6402 - 30th Ave N
 -0072 3000 Florida
 -0047 3008 Florida
 -0048 3016 Florida
 -0054 6327 - 31st Ave N
 -0053 6407 - 31st Ave N
 -0052 6415 - 31st Ave N
 -0023 6300 - 31st Ave N
 -0024 6316 - 31st Ave N
 -0025 6324 - 31st Ave N
 -0039 6408 - 31st Ave N
 -0040 6416 - 31st Ave N
 -0041 6420 - 31st Ave N
 -0042 3124 Florida
 -0007 3124 Edgewood
 -0078 3132 Edgewood
 -0079 3140 Edgewood
 -0080 3148 Edgewood
 -0081 3156 Edgewood
 -0085 3133 Edgewood
 -0084 3141 Edgewood
 -0083 3149 Edgewood
 -0082 3157 Edgewood
 20-118-21-14-0094 3200 Edgewood
 -0096 3212 Edgewood
 -0095 3218 Edgewood
 -0092 3224 Edgewood

Margaret F. Fleming
 Harvey J. Freund II
 Robert M. Hardt
 Edwin V. Anderson, 3125 Douglas
 Edwin V. Anderson
 Michael J. Halek, Jr.
 Timothy Madden, 690 S. Cleve-
 land Ave St. Paul 55116-1319
 James D. Anderson, RR #1
 Ogilvie, MN 56358
 Richard L. Dempsey, 10415 -
 28th Ave N Plymouth 55441
 VPI, Inc. c/o Arlette Aydt,
 101 - 3rd Ave SE Osseo 55369
 James E. Larson
 Steven L. Hanson
 Thomas A. Hawley
 Maurice J. Foy
 Henry W. Sampson
 Morgan Ave Lutheran Church, 240
 Morgan Ave N Mpls 55405
 Jonathan Chamberlain
 Peter C. Switenki
 James A. Gratias
 Edward W. Lundgren
 Ernest K. Meyer
 Daryl E. Miller
 Allen J. Wheeler
 Michael A. Weigel
 Richard J. Collins
 Randy L. Boser
 Kevin J. Maus
 James H. Redden
 Lorraine M. Sallberg
 Michael W. Dolan
 Gene A. Martner
 Bernard A. Poirier
 Roger L. Johnson
 Harold D. Nelson
 Ella Johnson
 Jerry A. Nelson
 Richard E. Bolduc
 Walter Procter
 Warren O. Biorn
 Robert J. Miles
 Theodore L. Hoebe
 Terry P. Corbin
 Harold R. Marcotte
 Paul A. Poss
 Mark N. Schafer
 David E. & Sheryl W. Novalany
 Paul D. Bottko
 Roger I. Ginsberg
 Marilyn A. Conlow
 Mark M. & JoAnne Goldman
 Vernon W. Anderson

20-118-21-14-0091	3230 Edgewood
-0062	3201 Edgewood
-0061	3207 Edgewood
-0060	3213 Edgewood
21-118-21-33-0004	2956 Douglas
21-118-21-32-0013	3006 Douglas
-0017	3022 Douglas
-0016	3030 Douglas
-0015	3038 Douglas
-0014	3046 Douglas
-0018	3054 Douglas
-0022	3062 Douglas
-0006	3120 Douglas
-0005	3122 Douglas
-0003	3136 Douglas
-0002	3140 Douglas
-0001	3148 Douglas
21-118-21-33-0003	2955 Colorado
-0002	2954 Colorado
-0001	2957 Brunswick
21-118-21-32-0007	3055 Brunswick
21-118-21-33-0005	2900 Douglas

Marilyn M. Condon
 Kin Norman Ho
 Arnold J. Clark
 Billy M. Price
 Jeffrey Lee Johnson
 Kyle J. Hedlund
 June H. (Koch) Sandberg
 Katherine L. Green
 Gertrude C. Patton
 Robert F. Dvorak
 Norman Nafstad, 460 Old Long Lk
 Rd Wayzata 55391
 Mark C. Ridge
 Matthew C. LaBissoniere
 Phil G. Schumacher
 Alvin C. Gotsch
 Leo P. Merchant
 Stuart E. Gale, 10800 Lyndale
 Ave S (210) Bloomington 55420
 Norman Nafstad
 Norman Nafstad
 Norman Nafstad
 Norman Nafstad
 Norman Nafstad

CITY OF CRYSTAL

4141 DOUGLAS DRIVE NORTH
Crystal, MN 55422
Phone: 537-8421

Date: January 27, 1987

TYPE OF REQUEST: (X) Rezoning () Conditional Use Permit
() () Plat Approval
() Sign Variance () Other

Street Location of Property: Brunswick Avenue So.

Legal Description of Property: See Exhibit A

Property Identification Number: See Exhibit B

Owner: Norman Nafstad
(Print Name)

460 Old Long Lake Road, Wayzata, MN 55391
(Address)

473-1209
(Phone No.)

Applicant: Norman Nafstad
(Print Name)

460 Old Long Lake Road, Wayzata, MN 55391
(Address)

473-1209
(Phone No.)

DESCRIPTION OF REQUEST: Request to have the 15 acre site rezoned from "R-1", Single Family Residential District to "PUD", Planned Unit Development District to allow for the development of multiple family housing in an integrated site design.

APPLICANT'S STATEMENT WHY THIS REQUEST SHOULD BE APPROVED:
(attach additional sheets if necessary)

The site is a large lot characterized by poor soils. In order to develop the site in an economically feasible, environmentally sensitive fashion, it is necessary to consolidate the number of units in areas requiring the least amount of soil corrections.

NOTE: Attach plan or survey of proposal.

THIS PROPERTY IS:


(Applicant's Signature)

C I T Y O F C R Y S T A L

4141 DOUGLAS DRIVE NORTH
Crystal, MN 55422
Phone: 537-8421

Date: January 27, 1987

TYPE OF REQUEST: () Rezoning (X) Conditional Use Permit
() () Plat Approval
() Sign Variance () Other

Street Location of Property: Brunswick Avenue So.

Legal Description of Property: See Exhibit A

Property Identification Number: See Exhibit B

Owner: Norman Nafstad
(Print Name)

460 Old Long Lake Road, Wayzata, MN 55391
(Address)

473-1209
(Phone No.)

Applicant: Norman Nafstad
(Print Name)

460 Old Long Lake Road, Wayzata, MN 55391
(Address)

473-1209
(Phone No.)

DESCRIPTION OF REQUEST: Conditional use permit for site review. Section 515.51,
Subd. 2

APPLICANT'S STATEMENT WHY THIS REQUEST SHOULD BE APPROVED:
(attach additional sheets if necessary)

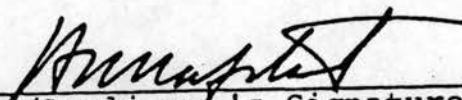
The PUD zoning district requires a conditional use for review of the site plan.

Our site plan proposes a two building layout that integrates architectural style;
shared parking, and a coordinated circulation and drainage system.

NOTE: Attach plan or survey of proposal.

THIS PROPERTY IS:

TORRENS / ABSTRACT


(Applicant's Signature)

CITY OF CRYSTAL

4141 DOUGLAS DRIVE NORTH
Crystal, MN 55422
Phone: 537-8421

Date: January 27, 1987

TYPE OF REQUEST: () Rezoning (X) Conditional Use Permit
() () Plat Approval
() Sign Variance () Other

Street Location of Property: Brunswick Avenue So.

Legal Description of Property: See Exhibit A

Property Identification Number: See Exhibit B

Owner: Norman Nafstad

(Print Name)

460 Old Long Lake Road, Wayzata, MN 55391

(Address)

473-1209

(Phone No.)

Applicant: Norman Nafstad

(Print Name)

460 Old Long Lake Road, Wayzata, MN 55391

(Address)

473-1209

(Phone No.)

DESCRIPTION OF REQUEST: Conditional use permit for elderly housing

APPLICANT'S STATEMENT WHY THIS REQUEST SHOULD BE APPROVED:
(attach additional sheets if necessary)

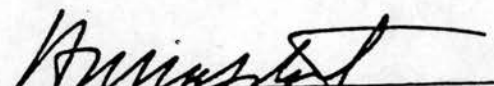
We are proposing to integrate 110 elderly market rate apartments. This is allowed

by conditional use under Section 515.27, 4c) of the Crystal Code. The elderly units

offer a density incentive if the conditions of the CUP are met.

NOTE: Attach plan or survey of proposal.

THIS PROPERTY IS:


(Applicant's Signature)

C I T Y O F C R Y S T A L

4141 DOUGLAS DRIVE NORTH
Crystal, MN 55422
Phone: 537-8421

Date: January 27, 1987

TYPE OF REQUEST: () Rezoning (X) Conditional Use Permit
() () Plat Approval
() Sign Variance () Other

Street Location of Property: Brunswick Avenue So

Legal Description of Property: See Exhibit A

Property Identification Number: See Exhibit B

Owner: Norman Nafstad
(Print Name)

460 Old Long Lake Road, Wayzata, MN 55391
(Address)

473-1209
(Phone No.)

Applicant: Norman Nafstad
(Print Name)

460 Old Long Lake Road, Wayzata, MN 55391
(Address)

473-1209
(Phone No.)

DESCRIPTION OF REQUEST: Conditional use permit for apartment density bonus as
permitted in Section 515.27, 4 d) of the Crystal Zoning Ordinance.

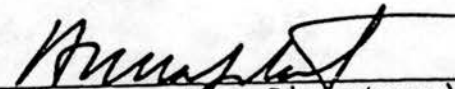
APPLICANT'S STATEMENT WHY THIS REQUEST SHOULD BE APPROVED:
(attach additional sheets if necessary)

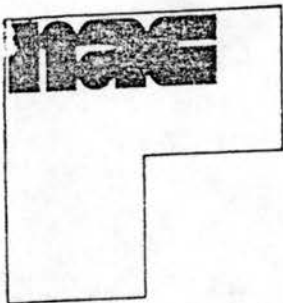
We are proposing to construct a high quality apartment complex that provides the design
amenities listed in Section 515.27, 4 d) to allow for additional density bonuses.

NOTE: Attach plan or survey of proposal.

THIS PROPERTY IS:

MODERN / ABSTRACT


(Applicant's Signature)



northwest associated consultants, inc.

PLANNING REPORT

TO: Crystal Mayor and City Council
Crystal Planning Commission

FROM: Alan Brixius/David Licht

DATE: 2 February 1987

RE: Nafstad - Sunnybrooke Acres PUD

FILE NO: 151.01

BACKGROUND

In 1985, Mr. Norm Nafstad approached the City of Crystal with a multiple family development proposal on a 15 acre parcel located at the southeast corner of 32nd Avenue and Brunswick Avenue. The development proposal at that time was for a mixture of market rate elderly and family apartments in a 418 unit complex. City review of the development indicated that the density was too great by zoning and area standards and as such, the development proposal was denied.

Mr. Nafstad is currently requesting that the City consider a new development proposal for the site. This development reduces the density of the original proposal by 78 units. The new proposal is for a PUD apartment complex that will contain 110 market rate elderly units and 230 family units. With the significantly reduced density, we feel that the proposal will meet the requested multiple family and PUD performance standards. The overall density and site design will also be more compatible with the area land uses and the City's future land use development objectives.

Upon review of the Crystal Zoning Ordinance and in discussions with the City staff, the following development applications are being requested to have the City consider the development proposal:

1. Subdivision
2. Rezoning - Planned Unit Development
3. Conditional Use Permit - PUD Site Review
4. Conditional Use Permit - Elderly Housing
5. Conditional Use Permit - Apartment Density Bonus
6. Tax Increment Financing Assistance

SUBDIVISION

Mr. Nafstad owns a 12.5 acre parcel of land along Brunswick Avenue. Mr. Nafstad has also negotiated with Mrs. Stuart Gale to obtain a purchase option on an additional 1.5 acres of land along 32nd Avenue to be included in the project site, contingent on zoning and development approvals. Currently, the 15 acre development site exists as 16 individual parcels of land. The developer is proposing to consolidate the 16 parcels into 1 block and 2 lots (see Exhibit B).

The subdivision request will serve to consolidate the individual parcels, eliminating various lot lines and vacating unused street right-of-ways that would otherwise prohibit site development. The subdivision will also result in street right-of-way dedication along Brunswick Avenue that would allow Brunswick to be improved to City standards.

REZONING

Currently, the project site is zoned "R-1", Single Family Residential District. Mr. Nafstad is proposing a multiple family development for the 15 acre site. The dwelling units are proposed to be divided into two buildings. The proposed land use and density being requested is consistent with the "R-0", Residential-Office District, however, upon discussion with City staff, it was indicated that to allow for two principal structures on a single site, a PUD District rezoning is necessary. The PUD District would also accommodate the proposed land use and density, however, City review control is more stringent and design within the plat is more flexible.

The Crystal City Zoning Ordinance outlines the following criteria that must be evaluated when considering a rezoning application:

1. Relationship to municipal comprehensive plan.
2. The geographical area involved.
3. Whether such use will tend to or actually depreciate the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.

We offer the following issue response in support of the requested rezoning.

Relationship to Comprehensive Plan

The Crystal Comprehensive Plan recognizes that the City is nearly fully developed. The Comprehensive Plan projected a decline in the construction of single family homes after 1985. After that time, new housing construction will consist primarily of multiple family development on irregularly shaped parcels.

Page 58 of the City's Comprehensive Plan outlines the general residential land use directives for Crystal. These directives suggest the following:

"Because the City has a disproportionate amount of land committed to low density residential uses, it should continue to make efforts to increase housing options (including duplexes, townhouses, patio homes and apartments), and provide housing for low and moderate income families and elderly..."

"A number of measures could be taken to increase the supply of mid and high density housing. Mid to high density residential development includes housing types such as duplexes, townhouses, and condominiums and may range from 7 to 16 units per acre. The Zoning Ordinance permits development densities in high density zones of up to 16 units per acre, which is relatively low. The building height is limited to three stories. Somewhat higher development densities may be permitted in the residential-office zoning district through the conditional use process and the use of the apartment density bonus. Slightly higher development densities are also permitted in the PUD process. It may be feasible, however, to amend the Zoning Ordinance to permit higher density housing in the future."

"There is a limited supply of residential land in the City. The Planned Unit Development (PUD) section of the Zoning Ordinance encourages innovative site planning techniques to permit residential areas which may have some limitations based on configuration or physical characteristics of the site."

"Since Crystal has already initiated many of the mechanisms necessary to accomplish its housing goals, its efforts in the future will be aimed at increasing the effectiveness of its programs. All development requests should be carefully considered with respect to the needs for mid to high density housing, low and moderate income housing, and elderly housing. The quality of the existing housing stock should also be improved to help meet these needs. High quality development standards, including the use of landscaping or buffers between residential and commercial or industrial uses, and proper consideration of environmental and site limitations, should prevail throughout the development and redevelopment process."

The Sunnybrooke Acres proposal is consistent with each of the aforementioned planning directives: (1) The project will assist the City in providing a variety of housing options within the community; (2) The PUD concept in an area of poor soils clusters the development in area requiring the less soil correction, allowing for a functional design that responds to both the area environmental needs and the tenant living needs; (3) The provision of market rate elderly apartments provides amenities and locational benefits that are attractive to the elderly population of the City; (4) The overall project is intended to be of

the highest quality which is reflected in the site design and proposed apartment amenities. The introduction of this development will not only contribute to the City's housing stock, but will also increase the City's tax base.

The Crystal Land Use Plan (see Exhibit D) shows a mixture of land uses for the project site. Multiple family residential land uses are proposed for the areas both north of 32nd Avenue and south of 32nd Avenue. This encompasses the northern portion of the project site. Multiple family land use is also proposed in the southern portion of the project site along Brunswick Avenue as an extension of the existing high density residential uses south of the site.

Single family residential uses are proposed between the multiple family uses on the site. This land use pattern is assumed to be an extension of land use and ownership patterns that existed during the preparation of the Crystal Comprehensive Plan in 1980. Existing single family residential development in this area consists of nine single family homes along Douglas Drive. Each of these homes are oriented toward Douglas Drive. The lot depth of these single family lots ranges from 135 to 150 feet. There is no single family development east of this tier of lots along Douglas Drive. Based on the lack of utility availability, street access and existing poor soils, it is unlikely that single family development in this area is feasible or practical.

The Nafstad site is located in Planning District 15 as described in the Crystal Comprehensive Plan. This section of the Comprehensive Plan gives land use recommendations for this specific area of the City. The Planning District 15 recommendations are as follows:

"Commercial uses should not be permitted to expand further in this district. A number of vacant or potential development sites on Douglas Drive could potentially be developed for medium or high density housing. Otherwise, the balance of the district should remain in low density residential uses. Additional limited expansion of facilities in Bassett Creek Park is also foreseen. This park is one of the most important amenities in the district. The introduction of low density townhouses or patio homes, possibly developed on a planned unit concept on vacant or potential redevelopment sites, could further enhance the existing positive attributes of the district."

"In terms of the marginal development quality of land, cluster development should be utilized to reduce site work and coverage. Any development within this area will, however, have to take into account floodplain and drainage area restrictions."

The proposed PUD rezoning is consistent with the general land use directives of the Comprehensive Plan. In review of the City's proposed Land Use Plan, we contend that multiple family development is a logical extension of existing and proposed land use patterns in the area. The high density development is also consistent with Planning District 15 recommendation of medium to high density development in vacant lots along Douglas Drive. Due to the utility, access, and soil conditions of the site that present both physical and economic development limitations, high density residential development presents the most practical land use that serves both the developer's and the City's objectives.

Geographic Area

The site is located at the corner of 32nd Avenue and Brunswick Avenue. The site is an assembly of existing parcels that will be platted, creating two lots. The development site is 15 acres in area. Currently, the site is undeveloped. Exhibit E illustrates present site conditions.

The following land uses and zoning designations exist on and around the project site:

	<u>Zoning</u>	<u>Land Use</u>	<u>Proposed Land Use</u>
Project Site	R-1, Single Family Res.	Undeveloped/Vacant Land	Multiple Family/ Single Family
North	R-1, Single Family Res.	32nd Avenue, Undeveloped/Vacant Land	Multiple Family
South	R-4, High Density Res.	Lamplighter Apart- ments	Multiple Family
East	R-1, Single Family Res.	Bassett Creek Park	Park
West	R-1, Single Family Res.	9 Single Family Homes/Douglas Drive	Single Family

With the exception of the single family homes to the west of the project site, the site is isolated from lower density neighborhoods. The proposed density and land use is compatible with multiple family land uses to the south and the proposed land use pattern for the area north of the site. The Bassett Creek Park represents a 65 acre open space buffer area between the project site and single family neighborhoods to the east and south.

The single family homes along Douglas Drive do present a compatibility concern. This concern is lessened to a degree by the orientation of the single family homes towards Douglas Drive, the change in grade between these homes and the project site which will help to screen the parking areas, and the building setback of 60 feet which provides greater physical separation than what is required by code. The developer is also willing to further screen these homes with either landscaping or fences to reduce the visual impact of the apartments.

Depreciation of Area

There is some question as to whether development of the project site would create some depreciation of the adjacent land values. No depreciation is anticipated for existing land uses along the north, south and eastern boundaries of the site. There is some concern on impact that this type of development may have on the single family homes along Douglas and to the southeast of the site. To investigate the potential impact, the 340 unit multiple family complex would have on these single family land uses, we interviewed Ken Bjorn, the Crystal City Assessor. Upon our description of the proposed project, Mr. Bjorn offered the following opinions as to depreciation impact.

"The homes along Douglas Drive would experience no depreciation in value with the introduction of a high quality multiple family development for the following reasons:

1. The single family homes currently abut an unkept wetland area which does not contribute to the value of the area. The introduction of a quality high density development would enhance the area.

In response to Mr. Bjorn's observation, we would like to note that the proposed project will be of the highest quality, as exhibited by the architectural design, building amenities and site amenities. Sunnybrooke Acres PUD will be comparable to the highest quality apartment complex in Crystal and surrounding communities.

2. While there have been several attractive, moderate value homes constructed along Douglas in the last ten years, the majority of the homes along Douglas in this area are small, low value homes. This has been identified in the Crystal Housing Plan Update, 1979, and is currently reflected in the Assessor's estimated market value of these homes, which ranges from \$35,800 to \$100,000, with an average estimated market value of \$60,700.

3. The tax generation per unit for the area compares as follows:

Sunnybrooke Acres	\$1,200
Lamplighter Apartments	1,050
Douglas Drive Homes	
Lowest Value	736
Highest Value	2,890
Average Value	1,362

As shown, the per unit tax generation of the new apartments is comparable to the average tax generation of single family homes along Douglas Drive. Further review reveals that four of the nine homes will generate a greater per unit tax than the Sunnybrooke Acres apartments.

Mr. Bjorn also indicated that the introduction of multiple family development could impact the values of the homes located south of Bassett Creek Park, depending on the following factors:

1. The relationship of the project sites access to the streets serving the single family area.
2. The potential increased traffic from the multiple family project through the single family neighborhood.

Review of the site plan indicates that Bassett Creek Park provides a physical separation between the project site and the single family neighborhood to the east and south. The site access nearest to the single family homes to the southeast is approximately 900 feet north of 29th Place and 1,150 feet north of Medicine Lake Road.

The site plan proposes access points onto Douglas Drive, 32nd Avenue and Brunswick in order to distribute traffic to various street locations. As shown in the traffic analysis, increased traffic volumes are expected on Brunswick Avenue, however, the majority of this traffic will flow to Douglas Drive (a collector street) via Medicine Lake Road or 32nd Avenue, then traveling to their destinations.

Traffic flows east through the single family neighborhoods are expected to be minimal due to the lack of travel destination to the east the lack of collector street system in this area. There are southbound access points onto Highway 100 at both 29th Avenue and 32nd Avenue, however, these access points do not offer a convenient or safe highway access, especially during peak traffic hours. The safest and most convenient access to Highway 100 from this area of Crystal is from 36th Street or Duluth Street. Douglas Drive will be used to reach these streets and ultimately Highway 100.

Based on the comments of the City Assessor, the proposed project should not cause a depreciation of land value in the area. In light of the current site conditions, the site development should serve to enhance the area.

Impact on Area

Density: Through the PUD Zoning District, the developer is pursuing the land use and density advantages of the R-0 District and the PUD District. These standards are:

R-0 District Standards

	<u>Sq.Ft. Per Unit</u>
Multiple Family	9,500 sq.ft.
1st 2 Units of the Project and	2,500 sq.ft.
for Each Unit Over 2	1,250 sq.ft.
Elderly Housing	

R-0 Density Bonus

By conditional use the City can grant a density bonus for non-elderly apartments for the following apartment amenities:

<u>Amenity</u>	<u>Credit</u>
Elevator serving each floor	50 sq.ft.
Transit serving within 300 feet of entrance	50 sq.ft.
Indoor recreation room and facilities	<u>50 sq.ft.</u>
TOTAL CREDIT	150 sq.ft.
Total credit applied to R-0 standard	2,350 sq.ft. per unit

PUD Density

As a density bonus separate from the R-0 District, the PUD offers a .5% density bonus for planned and integrated design.

Based on the aforementioned density and land use standards, the maximum density that can be accommodated by the 651,745 square foot site is 342 units with a mixture of 110 elderly apartments and the balance being family apartments. The proposed development plan requests 340 units in conformance with City standards.

Due to the soil corrections necessary to make the site buildable, this density becomes a major consideration in making the project economically feasible.

The proposed project will require an EAW for the project size and sewer discharge. The developer has indicated that the EAW will be prepared if the initial density and site design is acceptable.

Traffic Generation Flows

A traffic analysis has been completed regarding the traffic generation flows that would be created by the project. Total volume and peak hour traffic generations were computed for both the market rate elderly units and the family apartment units. These traffic generations were then distributed to determine the effects they would have on adjacent streets, most notably Douglas Drive. Exhibit F documents the total volume traffic generation and the number of average daily trips (ADT) produced at each access point to the site. Exhibit G identifies the peak hour traffic generation and its distribution on the adjacent streets.

Total Volume Traffic Generation

The total volume traffic generation was computed by using an average weekday trip end of 6.1 per unit for the family units and 3.3 trip ends per unit for the elderly housing units (Institute of Traffic Engineers Trip Generation, 1979). This resulted in 1,403 ADT being created by the family units and 363 ADT created by the elderly housing, giving the project a total traffic generation of 1,766 ADT. Exhibit F displays these figures distributed across the eight access drives according to the type and number of units being served by each access and the convenience of the access to the underground parking and adjacent parking lots.

With the vast majority of the project's traffic using Douglas Drive, due to it being the major collector serving the area and lack of destinations east of the site, the concern arises of how the project's traffic generation will affect the existing conditions of Douglas Drive. Currently, Douglas Drive experiences a traffic load of 9,650 ADT between 36th Avenue North and Medicine Lake Road (Hennepin County Department of Transportation). Assuming 95% of the project's traffic generation (1,678 ADT) will use Douglas Drive, this results in a 17% increase. This compares with the County's projected 20 year traffic flow of 13,510 ADT which represents a 40% increase. With the lack of vacant land available in the surrounding area, it is felt that future increases due to further development of the area will be unlikely and the additional traffic created by the Nafstad project will not cause any adverse problems along Douglas Drive, in view of the County's projected traffic level.

Peak Hour Traffic Generation

Peak hour traffic levels generally occur twice daily. Once in the morning between 7:00 a.m. and 9:00 a.m. and the second peak occurring in the afternoon between 4:00 p.m. and 6:00 p.m. The peak hour traffic generations were determined by using a factor of 0.6 trip ends per family unit and 0.4 trip ends per elderly unit (Institute of Traffic Engineers Trip Generation, 1979). Applied to the total number of units for each housing type resulted in a total peak hour traffic generation of 182 trip ends (138 created by the family units and 44 created by the elderly units). The trips were then distributed according to the percentage of northbound/southbound traffic using Douglas Drive during the peak hours. Douglas Drive was

used as it represents general destination characteristics the total traffic from the site will be using. From traffic data received from the Hennepin County DOT and on-site traffic observations, a traffic distribution of 80% southbound and 20% northbound was found during the morning peak hours and 80% northbound and 20% southbound during the afternoon peak hours. The peak hour traffic created by the site was then distributed according to these percentages to the appropriate access drives which would lead to a northbound or southbound destination. It was assumed that all peak hour traffic would pass through the Douglas Drive/32nd Avenue North intersection, the Douglas Drive/Medicine Lake Road intersection or possibly both as a means of access to and/or from their destination. This assumption stemming again from lack of destinations located east of the site and Douglas Drive acting as the major route for peak hour traffic in the area. Exhibit G illustrates the number of peak hour trips that the site will generate on its adjacent streets. These figures account for both northbound and southbound traffic occurring during the peak hours and represent both the morning peak hour, as well as the afternoon peak hour.

School District

We contacted Independent School District 281 and requested that they evaluate the impact that the proposed apartment would have on the local school system. Initially, we anticipated a 330 unit project with 110 elderly and 220 family apartments, but with the acquisition of the Gale property, the project was expanded by 10 units to a total of 340 units.

Upon their review, the School District indicated that the impact the project will have on the local school system will be minimal. In a letter received from Dr. Robert Cameron, Director of Research Evaluation and Development for the Robbinsdale Area School District, Dr. Cameron states:

"The addition of the 330 units in the project you describe will not have a significant impact upon the total district. A project of this size will have an impact on the local elementary school which in this case is the Edward Neill Elementary School. This building is at capacity this year and next. If large numbers of elementary students come into the district from this project, we might have some problem for one year. In September 1988, all sixth graders will move into a new middle school. So, it would be a temporary condition, but one which we can handle." (See Exhibit H).

Upon receipt of the School District letter, we contacted Dr. Cameron and inquired if the 10 unit increase in family apartments would influence their evaluation of the project. Dr. Cameron indicated that their comments would not change in their evaluation.

The apartment project would actually serve to benefit the school district financially. The ISD 281 levies a 59.450 mill rate in Crystal. The application of this mill rate to the anticipated assessed valuation of the project will generate \$212,160 in new tax revenues for the school district.

Mr. Nafstad, for the purpose of management and property upkeep, has limited rental occupancy to families with children. The Lamplighter Apartment Complex has no children tenants at this time. Although this is a management practice observed by the property owner, we have provided a projection of children tenants based on the 1980 census rental and population to identify school district impact and benefit.

The 1980 census indicates Crystal had 22,870 population in family units and an average family size of 3.23 people. In 1980, 19% of the City's rental units contained households greater than 2 persons. Assuming that the Sunnybrooke Acres follows this 19% occupancy trend and all of these units could be occupied by families larger than 3 people, the PUD could result in a high end projection of approximately 54 children, of which 42 would be of school age.

The tax revenue generation per student for the apartment complex, as compared with the tax generation for single family homes, shows a significant school district benefit for revenue versus service.

Taxes Per Student

Sunnybrooke Acres	\$5,051
(\$80,000) Single Family Home	802
(\$110,000) Single Family Home	1,083

Because of the following elements, the Sunnybrooke Acres PUD will generate 4.5 times more tax per student than a \$100,000 single family home. Due to management practices and declining household sizes, this discrepancy may actually be greater for the new apartments:

1. Sunnybrooke Acres will provide a significant increase in local tax base.
2. Multiple family development is assessed at a higher ratio than single family units.
3. Multiple family developments have fewer children per unit than single family homes.
4. The elderly units in the proposed PUD produce school district revenues without generating service demands.

Police Protection

We contacted the Crystal Police Department and requested them to evaluate the 340 unit apartment PUD and comment as to what impact the development would have on police service.

According to Lt. Craig Thomseth of the Crystal Police Department, there is a direct correlation between the type and frequency of calls in relationship to the renter profile (i.e., socio-economic characteristics) of the complex and the rent/age of the structure.

For example, the Crystal Village Apartments had 721 police calls since computerized records have been kept (1 January 1983). The calls received are primarily for loud party complaints (75%), domestic disturbances (25%) and fire alarms (25%). The Crystal Village complex is one of the least expensive rental properties and among the oldest complexes in the City and occupied by young adults.

Other perceptions of Lt. Thomseth include the following:

- Parking complaints are seldom recorded - only in cases where large lots are often vacant, storage occurs (junk vehicles, trailers).
- More expensive, higher socio-economic status complexes like Winnetka Village and Lamplighter experience primarily burglaries and larcenies, but few domestic complaints. The average age and renter profile of this complex is higher and professional.
- Elderly apartments experience few, if any, calls of any type. Of those received, they are primarily medical emergency-related.

In Exhibit I, Lt. Thomseth indicated the addition of a 340 unit apartment complex similar to the Lamplighter or Winnetka Village in architectural design and rent structure, would not have a dramatic impact on increasing police/fire services (the estimated increase of calls for service would be 30 to 40 calls per year).

The proposed Sunnybrooke Acres amenity package includes a security building, underground parking, and only one and two bedroom apartments. The marketing target group for the apartments will be young professional, young couples and retirees. Rents are proposed to range from \$560 to \$680. The rent rates exceed those of the older apartments in the area. Based on these apartment features, the complex will fulfill the conclusions of Lt. Thomseth.

Property Tax Generation

The following table displays the tax generation from nine existing apartment complexes in Crystal. Each of the apartment complexes are much smaller than the proposed project and have been depreciated over a number of years. The table does provide a basis for comparison between existing projects and the proposed project.

TAX GENERATION

<u>Property</u>	<u>Address</u>	1987		
		<u>Taxes</u>	<u>Market</u>	<u>Valuations Assessed</u>
Douglas Ct.	6300-20 27th Av. N.	\$54,558.84	\$1,428,000	\$485,520
Douglas Ct.	6400-27th Av. N.	52,151.84	1,365,000	464,100
Woodbridge	2701 Brunswick	60,270.98	1,559,200	530,128
Crystal Village	3010-60 Sumter	66,192.72	1,732,500	589,050
Crystal Village	3131 Sumter	203,751.32	5,332,900	1,813,186
Crystal Village	3130 Winnetka	48,332.82	1,265,200	430,168
Crystal Village	3130 Winnetka	68,798.40	1,800,700	612,238
Crystal Village	7601 32nd Av.	140,772.24	3,675,000	1,249,500
Lamplighter	2900 Douglas	21,483.50	562,300	191,182
3300 Douglas	3300 Douglas	22,048.98	577,100	196,214
	3330 Douglas			

The proposed Sunnybrooke Acres PUD is anticipated to generate in excess of \$1,200 per unit annually. Currently, only the Lamplighter Apartments exceed \$1,000 per unit. The substantially higher tax generation is attributed to new construction and the building amenity package offered by the PUD. While the City Assessor will establish the actual tax generation, at \$1,200 per unit, the 340 units will generate \$408,000 in tax revenue annually. This represents a significant jump from the \$6,411 the undeveloped lot generates at this time.

The following table provides a per unit tax comparison with the single family homes along Douglas Drive. The assessed values of these single family homes are shown on Exhibit

	<u>Assessed Value</u>	<u>Tax Generation</u>
Lot 1	\$ 7,416	\$ 847
Lot 2	10,386	1,186
Lot 3	11,610	1,326
Lot 4	25,310	2,890
Lot 5	6,444	736
Lot 6	15,312	1,749
Lot 7	14,668	1,675
Lot 8	8,352	954
Lot 9	7,841	896
Average	11,926	1,362

At \$1,200 per unit, the apartments are only slightly lower than \$1,362 per unit average of the homes along Douglas Drive. The apartments also exceed the per unit tax generation of 5 of the 9 existing homes abutting the project site.

The need for extensive soil corrections on the project site makes low density development economically prohibitive. However, for the purpose of the tax generation comparison, we calculated the supportable single family density of the 15 acre project site, assuming: (1) all the land could be buildable, (2) 20% of the land would be for streets, and (3) the homes would be valued at \$100,000.

	<u>Number of Units</u>	<u>Tax Per Unit</u>	<u>Total Taxes</u>
R-2 Single Family Homes	41	\$2,558	\$104,900
PUD Multiple Family	340	1,200	408,000

If the site could accommodate single family development at its highest density, it would only generate one-fourth of the tax revenue expected from the PUD development.

Existing Site Conditions

The major features of the site consist of wetland areas located in the northern and central portion of the site, a large hill along Brunswick Avenue, and various wooded areas located throughout the site (see Exhibit E). The site plan proposed for the project is designed taking these factors into consideration and the sections to follow in this report will deal with the issues of soils, grading and drainage, floodplains and utilities.

Soils

This site contains wetland and wooded areas. Large portions of the site contain poor soils which will require extensive soil correction to allow any type of development. Exhibit 1 illustrates the current soil condition based on soil borings prepared for the developer. The amount and cost of soil corrections necessary to make the site buildable, make the development of low or medium density development prohibitive. The proposed high density development concentrates the dwelling units in areas where the need for soil correction is less. This provides an attractive living environment with larger areas of open space and stormwater ponding.

Floodplain and Drainage

When the City reviewed the 1985 development proposal, concerns were expressed regarding the impact the stormwater generation would have on the Bassett Creek floodplain and drainage area.

The site grading and drainage plan prepared by the engineering firm of McCombs Knutson illustrates how on-site drainage will be handled (see Exhibit L). This plan indicates that the drainage will be directed to existing storm sewers at the north and south ends of the site, or to an on-site retention pond in the center of the site. As shown on Exhibit M, the project site is located outside the 100 and 500 year floodplain of Bassett Creek, according to the Federal Flood Insurance Maps. As such, the floodplain regulations do not apply to the project site development. Plans have been submitted to the Bassett Creek Flood Control Commission for review and comment.

Utilities

McCombs Knutson prepared the site utility plan as illustrated in Exhibit N.

Based on the sewer discharge anticipated from the project site, an EAW will be necessary. The EAW will be prepared if the City feels that the development concept is acceptable.

Site Plan (Exhibit O)

Building Location

The site layout responds to the existing conditions of the site. The building location attempts to use area requiring the least amount of soil conditions. The building exceeds all R-0 setback standards.

Site Access

The site has sufficient frontage to allow the requested number of curb cuts. The site displays site access points from Douglas Drive, Brunswick Avenue and 32nd Avenue. The variety of access points are intended to distribute the site traffic evenly onto the public street system. The traffic distribution is shown on Exhibit

Access to Douglas Drive is proposed via a divided ingress and egress lane. This is proposed to simplify traffic movement from Douglas Drive. Since Douglas Drive is a major collector street, efforts to minimize traffic conflicts and congestion are seen as beneficial.

An internal circulation system is proposed for the site to allow traffic flow between buildings. This is proposed to reduce tenant and visitor traffic on public streets and to provide effective access to all areas of the site for emergency vehicles.

Parking

In accordance with the Crystal Zoning Ordinance, the proposed project must provide the following parking:

Multiple Family: Two parking spaces per unit. One space must be enclosed within a garage.

Elderly Apartment: One space per unit, plus area for an additional one space per unit must be shown and constructed if actual need exists.

Based on these parking standards, the project is required to provide the following parking stalls:

Multiple Family	$230 \times 2 =$	460
Elderly Apartments	$110 \times 1 =$	$\frac{110}{570} + 110$ reserve
Total Parking		$\frac{570}{680} + 110$ reserve

The site plan indicates the following parking will be provided:

351	Underground Parking
267	Outdoor Parking
<u>65</u>	Reserved Parking Area
683	Total

In accordance with the Crystal Zoning standards, the proposed PUD would only be required to construct 570 parking stalls and reserved area for an additional 110 parking stalls. The site plan proposes that 618 parking stalls will be constructed with the initial complex development and reserve an area for an additional 68 parking stalls. The initial parking provision exceeds the City's standard in the hope of providing a convenient and adequate parking supply.

The site plan also complies with the required parking standards with relationship to stall dimensions, driveway widths, and parking setbacks.

Loading

The site plan is laid out to provide driveway access up to the main entrance of each building. This area will be reserved for deliveries and moving vans. Loading access at this point provides immediate access to the building lobby area and elevators.

Landscaping

At this time, a detailed landscape plan has not been prepared. However, attention to landscaping will be critical to the overall PUD image. Suggestions from the City regarding landscaping are being sought.

The proposal concentrates the development at the periphery of the site to maintain a large amount of open space and uses the on-site ponding area as an aesthetic site amenity. The open green space lends to the aesthetic image that the project is attempting to achieve.

Housing Need

Crystal has a limited amount of vacant land within the City. Being nearly fully developed, the number of households coming into the City is declining. Due to the declining household size, the City of Crystal is expected to have a declining population through the year 2000.

The proposed project would introduce 340 new households to the community. These households would contribute to the area's commercial market, retail and service markets and school enrollment.

The introduction of new housing into the community is consistent with the City's housing plan policies and goals.

Exhibits P through Q provide a market comparison of the new Sunnybrooke Acres PUD with other apartments in the area. The new proposal includes an amenity package that the others do not provide. Also, review of the vacancy rates suggest that there is a market available to accommodate additional rental units.

Recreation Demand

The proposed PUD has present concerns regarding its impact on community recreational facilities. We have attempted to address these concerns as follows.

In 1980, the City of Crystal had a population of 25,543. The Metropolitan Council projects that by 1990 Crystal's population will decline by 1,543 people, resulting in a total population of 24,000. The new PUD development could produce approximately 610 new residents. While the PUD residents will contribute to the City's population, it will not offset the projected decline.

Because of the declining population, the demand for City recreational facilities and programs will also decline. This can be demonstrated by a measure of parkland per 1,000 residents.

	<u>Population</u>	<u>Parkland Acres</u>	<u>Acres per 1,000 Residents</u>
1980	25,543	217.4	.85 acres
Projected 1990	24,000	217.4	.90 acres
Projected 1990/PUD	24,610	217.4	.88 acres

Even with the increased population provided by the PUD, the City will have less of a park and recreation demand in 1990 than in 1980.

The project site is located adjacent to Bassett Creek Park which is a 65 acre community park. The location of the park serves the proposed PUD well as a physical separation from lower density neighborhood and as an attractive recreation facility.

It is also important to note that parkland contribution from the development will go to enhance the existing community park system. All program fees paid by the tenant participating in City recreation programs and leagues will assist in paying for the user needs.

TAX INCREMENT FINANCING

The proposed development will result in benefits for the developer and the City. The developer benefits through income revenues from the site. The City will receive benefits in a number of ways: (1) consolidation of existing substandard lots, (2) development of quality housing project on a lot that offers limited development potential under the current zoning, (3) increase number of households during a period of declining city population, and (4) increase the tax base.

The project site is characterized by poor soils that will require extensive soil correction and site improvement to make the site buildable. The cost of this site preparation makes single family development and multiple family development feasible only with some public assistance. The developer has privately acquired all the parcels contained in the project site and will privately finance all the building construction costs. The developer is requesting public assistance through tax increment financing to pay for the site preparation cost. These soil corrections and public improvement costs are eligible costs for Tax Increment Financing.

The City of Crystal has used Tax Increment Financing in the past. We hope that the City feels that the proposed PUD is well designed and will contribute to the City and as such, merits TIF assistance.

Project Costs

The following preliminary cost estimates for site preparation were prepared by McComb Knutson. They represent only rough estimates and actual costs will have to be more thoroughly researched.

1.	Brunswick Avenue Street Improvement 1,500 l.f. @ \$60/l.f.	\$90,000
2.	Sanitary Sewer (to Building) 1,300 l.f. @ \$30/l.f.	39,000
3.	Watermain 2,800 l.f. @ \$14/l.f. 1 wet tap 20 valves @ \$450/each 11 hydrants @ \$1,000	39,200 1,500 9,000 11,000 \$60,700
	2,800 l.f. @ \$22/l.f.	\$61,600

4.	Storm Sewer	23,625
	875 l.f. @ \$27/l.f.	9,000
	10 CBD @ \$900/each	2,400
	4 FES @ \$600/each	2,450
	875 l.f. @ \$28/l.f.	
	900 l.f. @ \$45/l.f.	\$40,500
5.	Soil Corrections	290,000
	Muck Removal - 145,000 @ \$2/c.y.	725,000
	Compacted Backfill - 145,000 @ \$5/c.y.	
	Construction Subtotal	\$1,306,800
6.	Contingency (20%)	326,700
	TOTAL SITE PREPARATION COSTS	\$1,633,500

TIF Revenue

The tax revenues for the PUD are expected to exceed \$1,200 per unit. This will provide a total of \$408,000 of new taxes over the 340 unit project. Based on this anticipated tax revenue, the following TIF support could be provided under the current tax laws:

Annual Tax Generation	\$408,000
Bond Issue (8.5% for 10 Years)	2,300,000
Capitalized Interest (8.5% for 3 Years)	586,500
Bond Discount (2%)	46,000
Administration	25,000
TOTAL TIF PROJECT SUPPORT	\$1,642,500

Based on the anticipated revenues, the project cost could be adequately covered through tax increment financing.

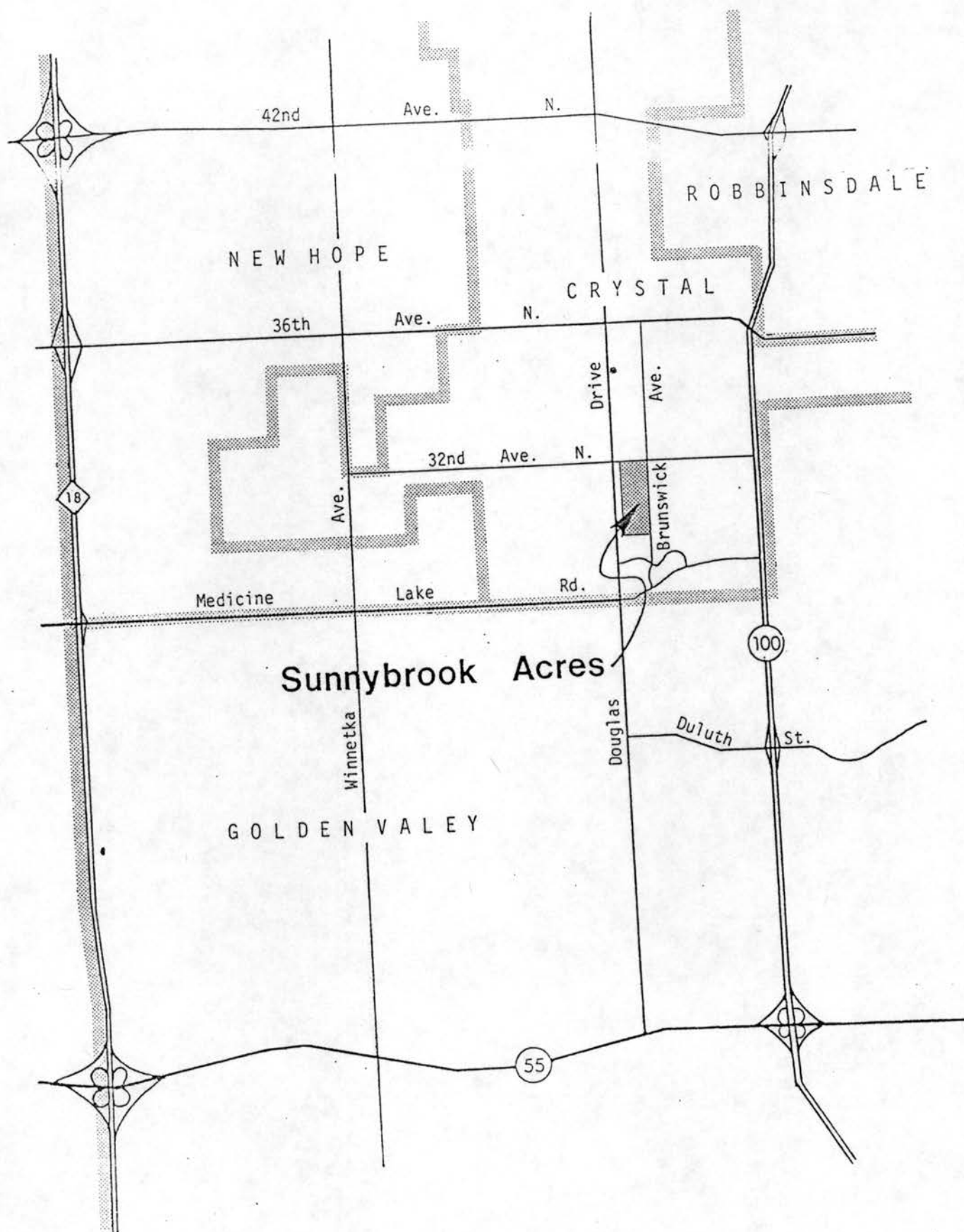
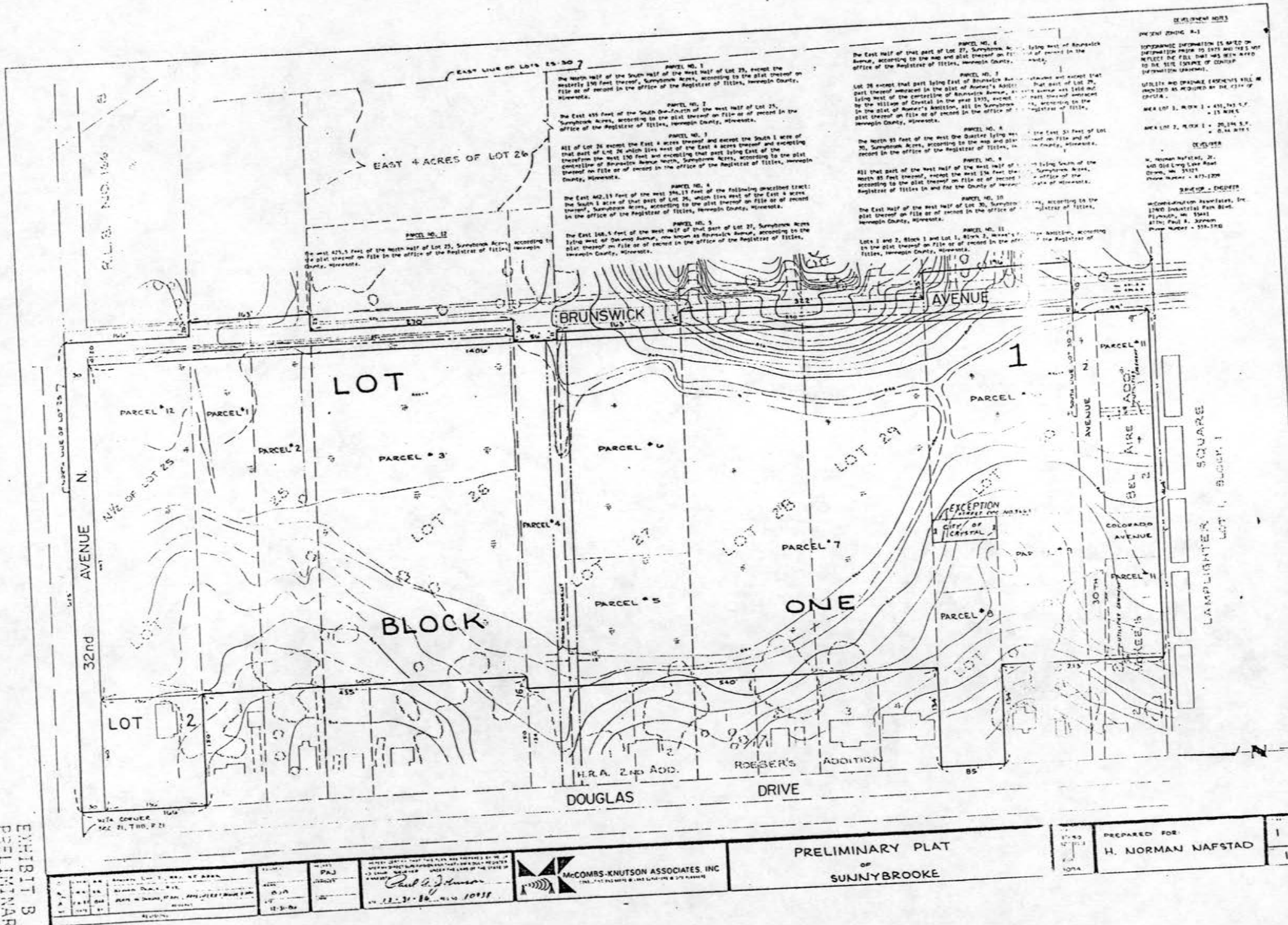
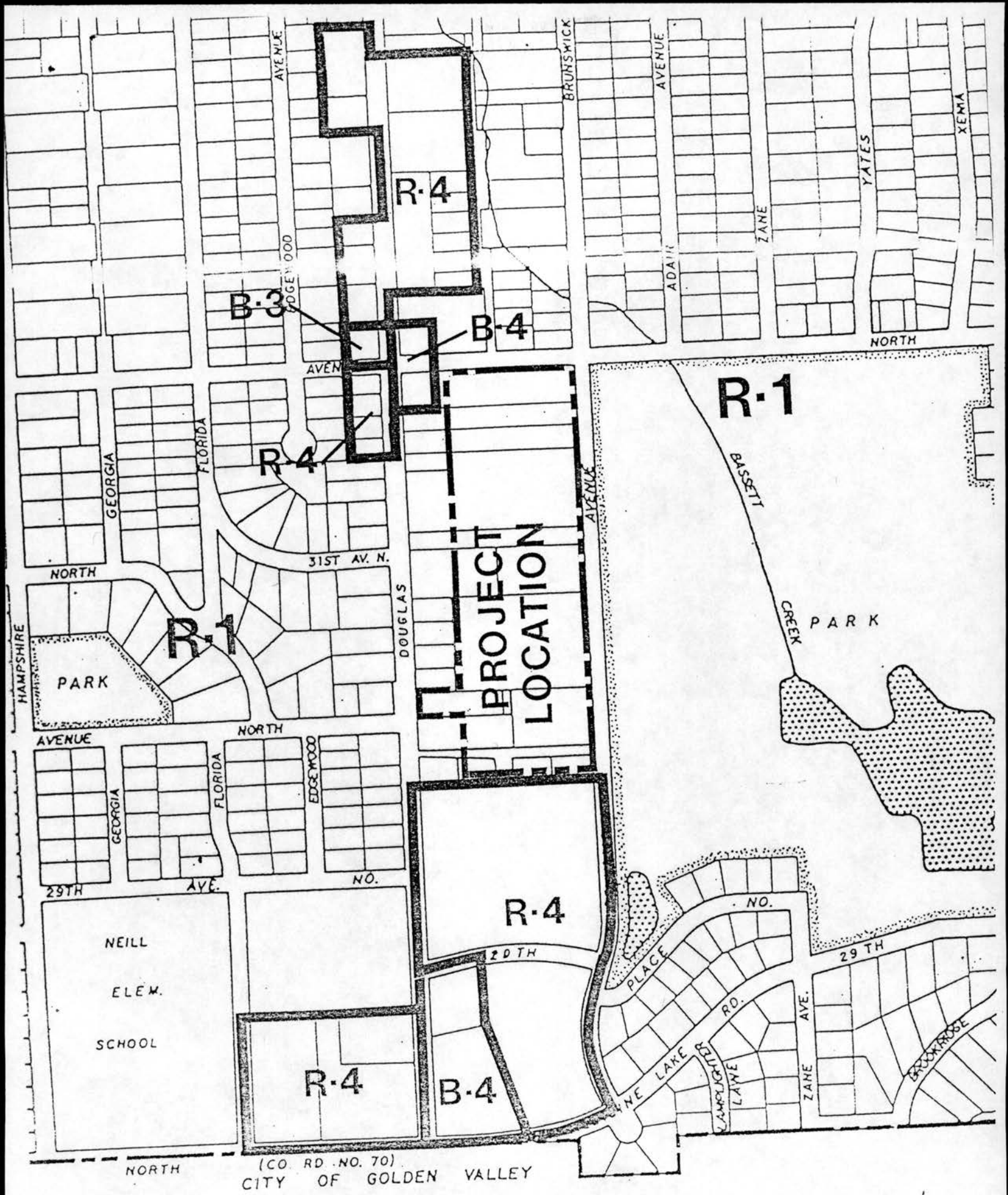


EXHIBIT A
LOCATION MAP

EXHIBIT B
PRELIMINARY PL





Mixed Use Zones.
Redevelopment and
consolidation
encouraged.



Single-family Residential



Multi-family Residential



Multi-family/Resid.-office



Parks



Public and Semi Public

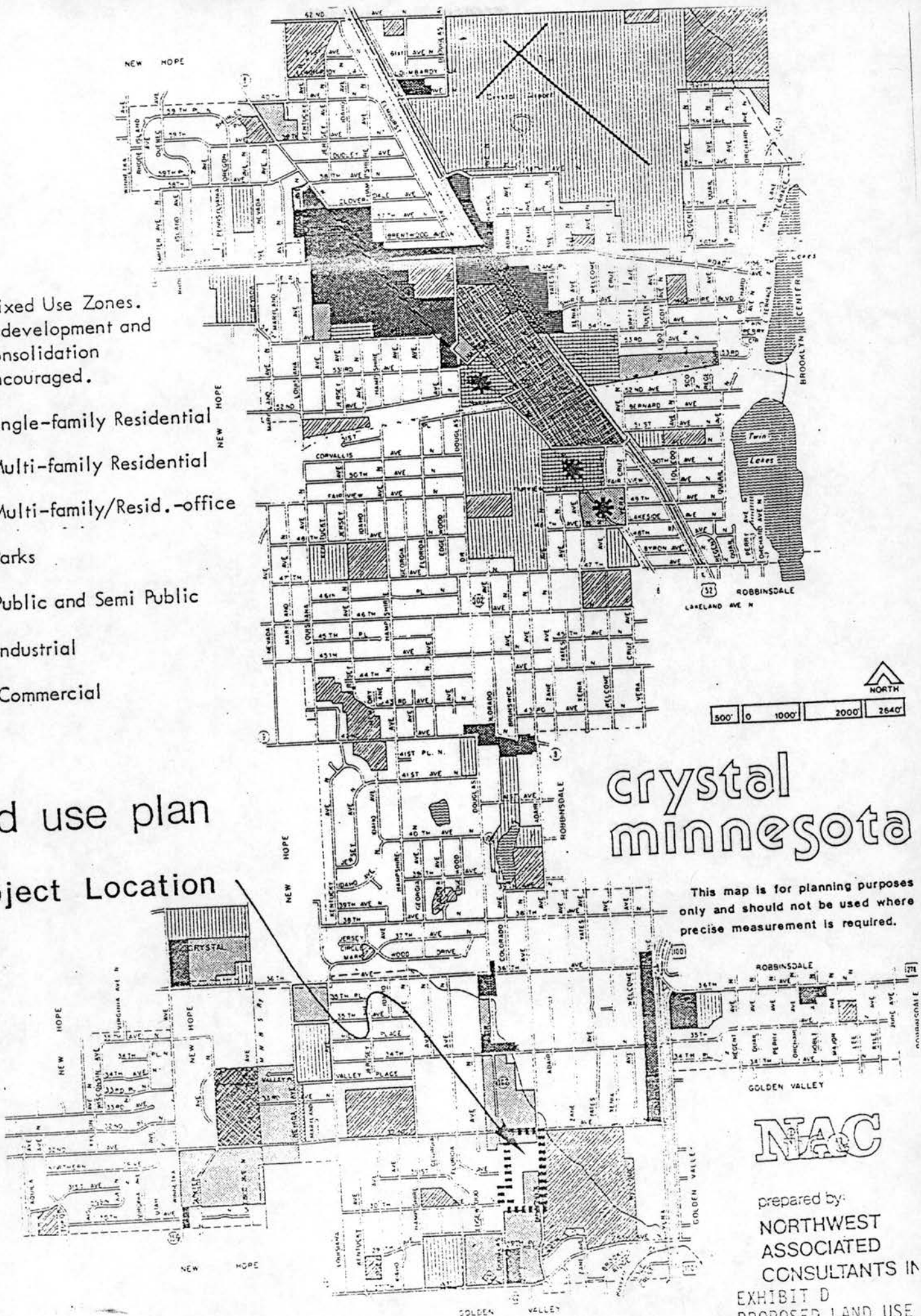


Industrial



Commercial

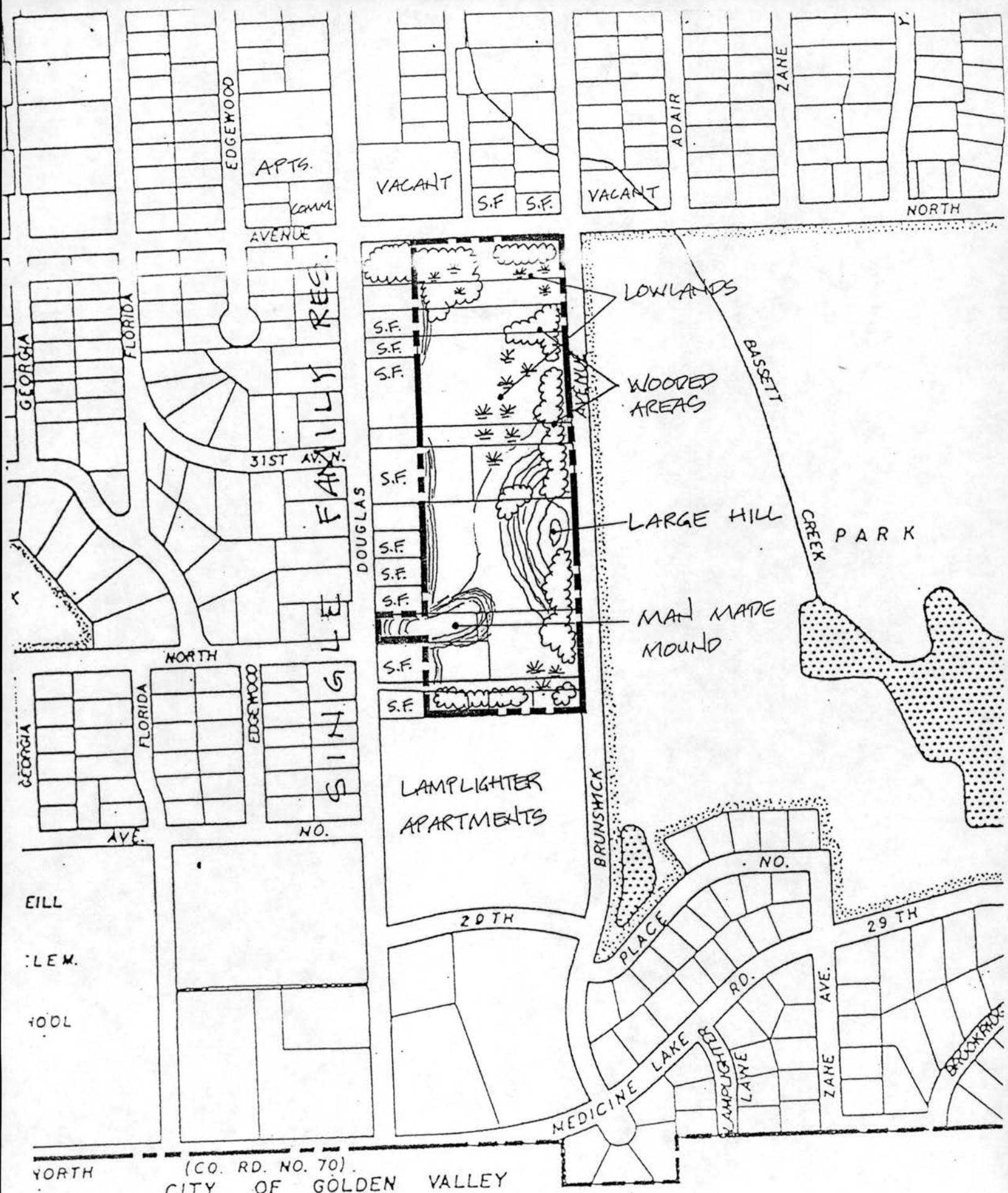
land use plan
Project Location



This map is for planning purposes
only and should not be used where
precise measurement is required.

NAC

prepared by:
NORTHWEST
ASSOCIATED
CONSULTANTS IN
EXHIBIT D
PROPOSED LAND USE



(CO. RD. NO. 70)
CITY OF GOLDEN VALLEY

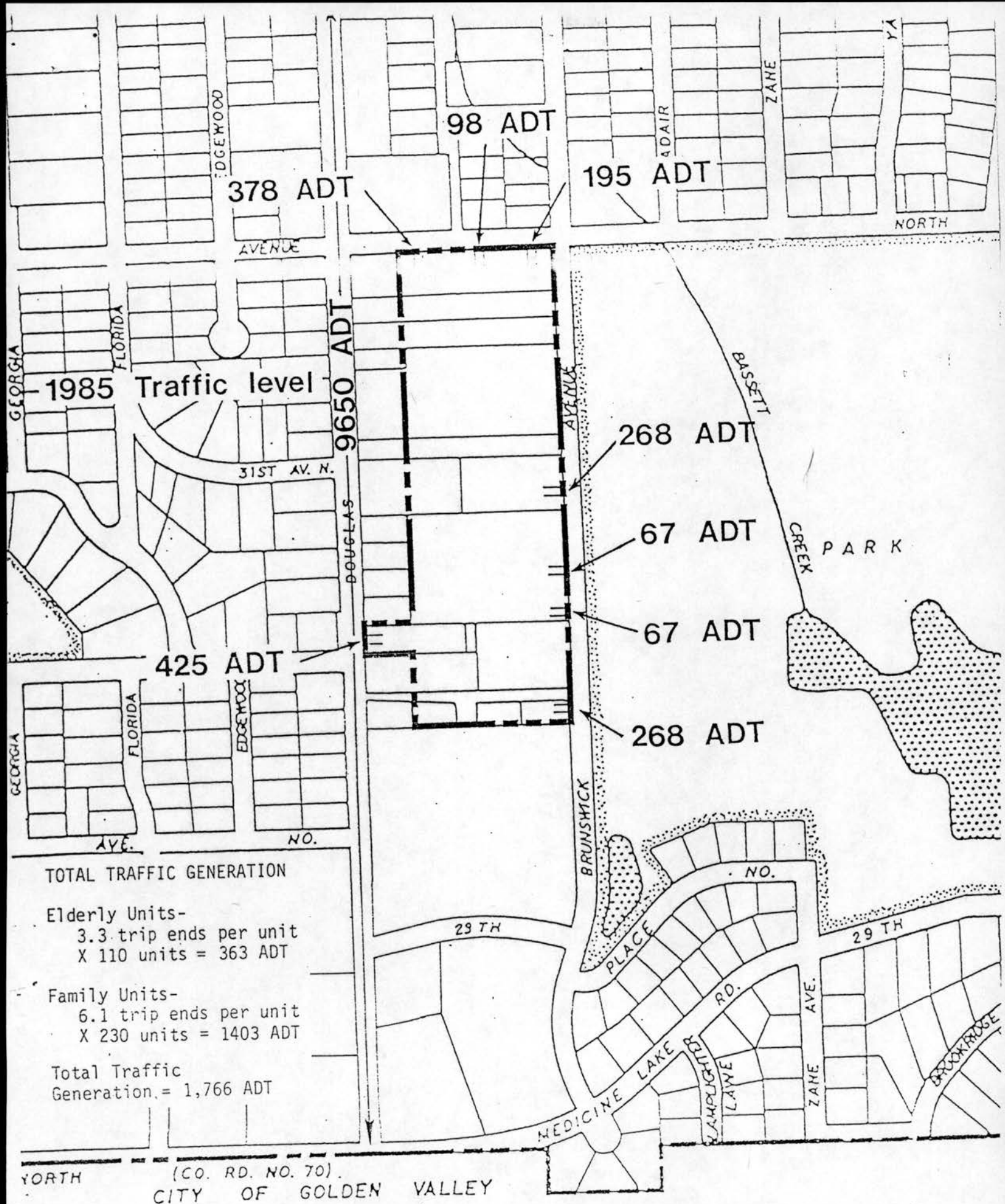
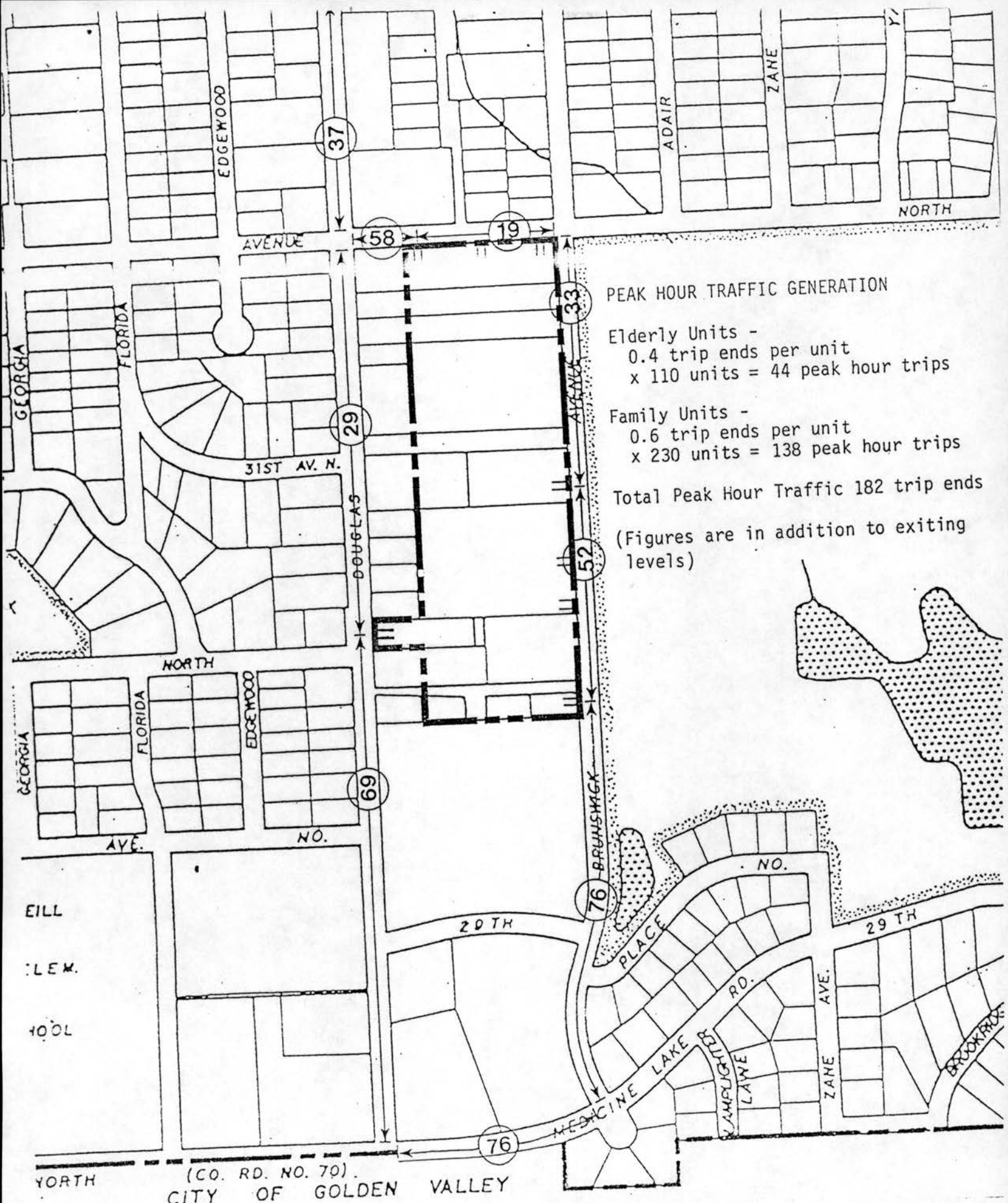


EXHIBIT F
TOTAL TRAFFIC GENERATION



PEAK HOUR TRAFFIC GENERATION

Elderly Units -
0.4 trip ends per unit
x 110 units = 44 peak hour trips

Family Units -
0.6 trip ends per unit
x 230 units = 138 peak hour trips

Total Peak Hour Traffic 182 trip ends

(Figures are in addition to exiting levels)

EXHIBIT G
PEAK HOUR GENERATION



INDEPENDENT SCHOOL DISTRICT 281
Robbinsdale Area Schools
Learning for a lifetime of growing

January 22, 1987

RECEIVED JAN 3 2 1987

RECEIVED JAN 23 1987

Ross Harris, Planner
Northwest Associated Consultants, Inc.
4820 Minnetonka Blvd, Suite 200
Minneapolis, MN 55416

RE: Nafstad Proposal #151.01

Dear Mr. Harris:

We will attempt to provide the data you requested in the letter of January 12. From our conversation, I conclude that you understand that most issues require more than just the facts -- some relationship and understanding is necessary if the facts are to be truly meaningful.

District 281 is one of the largest school districts in the state with a student population of 14,500 and a total population of our 92,000. Crystal is one of the seven municipalities which comprise the district. For the past fifteen years, the district has lost about 50% of our student population and in the process closed many buildings at all grade levels. We do have a large number of classrooms and facilities at all grades which can be put into use as need demands.

Each year for the last four, over 1000 new living units have built in the district and 1987 should see about 1200 units opened. The addition of the 330 units in the project you describe will not have a significant impact upon the total district. A project of this size will have an impact on the local elementary school which in this case is the Edward Neill Elementary School. This building is at capacity this year and next. If large numbers of elementary students come into the district from this project, we might have some problem for one year. In September, 1988, all sixth graders will move into a new middle school. So, it would be a temporary condition but one which we can handle. All our secondary buildings (grades 7-12) have adequate space. The absorption capacity of district-owned schools is such as to be able to accommodate several thousand students at all grade levels.

District schools provide extensive student activity programs and the programs expand as student needs dictate. Community programs also provide many opportunities for youngsters, and they traditionally have expanded as the numbers of interested young people increased. The current programs and facilities can accommodate many more young people than will live at this apartment building.

Dr. Donna J. Carter
Superintendent

4148 Winnetka Avenue North
New Hope, Minnesota 55427
(612) 333-2781

EXHIBIT H
ISD 281 LETTER

The district provides a complete transportation system for eligible elementary students and this project will have no significant impact on our system. Each of our communities has developed walking and bicycle routes to each school facility and these are maintained in as safe a condition as possible (painting, snow plowing, police attention, etc.) If there are any new situations which are created by this or other new projects, the city and the district will work together to create a plan which would be as safe and convenient as possible. The City of Crystal has always been most cooperative in working with the district when traffic problems have developed.


There is only one facility (elementary school building) which is leased to the city by the district -- Thorson school. Since this building is some distance from the project, and the move to middle school in 1988 will open rooms in all buildings, I see no direct relationship between this project and the district's need to use the Thorson building for school purposes. Other cooperative sharing of facilities should not be affected by this project.

The district really does not, nor ever has, kept data on the basis of municipalities. Our needs are district wide, or by school attendance area. The data on apartment construction during Crystal's major growth period was never collected or maintained by the district and since this has to be at least twenty years ago, I doubt if there would be much value for 1987 planning.

I have enclosed a copy of our current 6-year enrollment projection and a graph which illustrates the trends (elementary up, secondary down).

If there is anything further we can do, please do not hesitate to call.

Sincerely,



Robert Cameron, Director
Research, Evaluation, and Development

Enclosure

CURRENT AND PROJECTED ENROLLMENTS

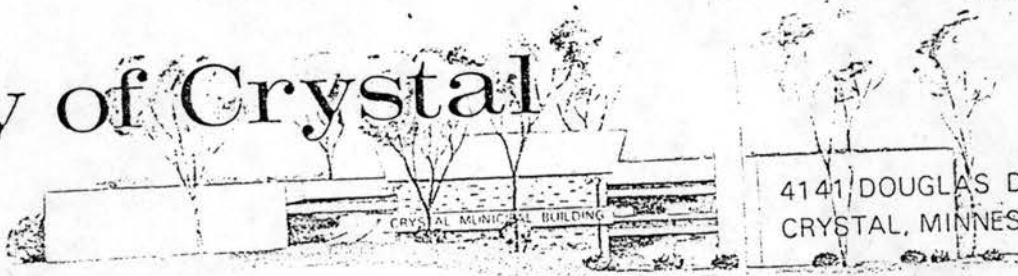
November		86-87	87-88*1	88-89*2	89-90	90-91	91-92	92-93
K	1213	1200 (est)	1200 (est)	1225 (est)	1250 (est)	1250 (est)	1250 (est)	1250 (est)
1	1090	1213	1193	1193	1218	1243	1243	1243
2	1082	1075	1188	1168	1168	1193	1193	1217
3	968	1075	1068	1175	1156	1156	1156	1180
4	970	969	1069	1062	1168	1150	1150	1150
5	906	967	966	1065	1058	1164	1164	1146
6	902	916	969	969	1068	1061	1061	1167
sp	96	100 (est)	100 (est)	100 (est)	100 (est)	100 (est)	100 (est)	100 (est)
Elem Total	7229	7519	7753	7857	8186	8317	8317	8453
7	916	953	971	1027	1027	1132	1132	1124
8	937	916	935	952	1007	1007	1007	1110
9	1133	940	919	938	955	1011	1011	1011
Jr Hi Total	2986	2809	2825	2917	2989	3150	3150	3245
10	1243	1169	934	913	932	949	949	1004
11	1362*3	1219*3	1151	920	899	918	918	934
12	1354*3	1344*3	1195	1128	902	882	882	900
Sr Hi Total	3959*3	3732*3	3280	2961	2733	2749	2749	2838
TOTAL	14,174	14,060	13,858	13,735	13,908	14,216	14,216	14,536
Change		-114	-202	-123	+173	+308	+308	+320
% Change		-.8%	-1.43%	-.88%	+1.25%	+2.21%	+2.21%	+2.25%

*13-year weighted November to September Survival Ratio applied

*23-year weighted September to September Survival Ratio applied

*3Highview not included

City of Crystal



4141 DOUGLAS DRIVE NORTH
CRYSTAL, MINNESOTA 55422

POLICE DEPARTMENT

January 30, 1987

RECEIVED JAN 31 1987

Ross Harris
Northwest Associated Consultants, Inc.
4820 Minnetonka Blvd, Suite 200
Minneapolis, MN 55416

Dear Mr. Harris:

In response to your request for statistical data concerning apartment complexes in the south half of the City of Crystal, I have compiled the following information since January 1, 1983, (see attached).

The data shown does not reflect parking problems (fire lane parking violators, junk or abandoned vehicles, handicap parking violations). These problems are handled by the patrol officers on a routine basis and are usually handled through the issuance of a citation or warning. Generally, all of the apartment complexes have the same amount of parking problems. However, Crystal Village, Douglas Court, and Douglas Drive apartments have a greater problem with junk or abandoned vehicles.

In conclusion, the addition of a 340 unit apartment complex, similar to Lamplighter or Winnetka Village in architectural design and rent structure, would not have a dramatic impact on increasing police/fire services (the estimated increase of calls for service would be 30 to 40 calls per year).

Sincerely,

Craig C. Thomseth

Craig C. Thomseth
Police Manager

CCT/bc

Enc.

EXHIBIT I-1
LETTER FROM CRYSTAL POLICE

BROOKRIDGE APARTMENTS
(2701 Brunswick)

<u>Call Type</u>	<u># of Calls</u>	<u>% of Total</u>
Violent (assaults/Robbery/Sex Crimes)	1	2
Burglary	3	6
Thefts (all types)	6	12
Vandalism	4	8
Public Peace	1	2
Fires	1	2
Fire alarms	--	
Domestics	--	
Health/Welfare (medicals, deaths suicides)	9	18
Party/music complaints	--	
Motor vehicle accidents	--	
H & R	--	
Injury	1	2
Property damage	25	50
All others		
TOTAL CALLS	51	

During the 4-year period, calls for service to this complex comprised .10% of the 46,600 calls the Police Dept. received.

CRYSTAL VILLAGE APARTMENTS
(3000, 3010, 3130-Winnetka; 3020, 3030, 3040, 3050
3060, 3131-Sumter; 7601, 7609 - 32nd Ave. No.)

<u>Call Type</u>	<u># of Calls</u>	<u>% of Total</u>
Violent (assaults/Robbery/Sex Crimes)	22	3.1
Burglary	16	2.2
Thefts (all types)	77	10.7
Vandalism	20	2.8
Public Peace	15	2.1
Fires	17	2.4
Fire alarms	17	2.4
Domestics	70	9.7
Health/Welfare (medicals, deaths suicides)	56	7.8
Party/music complaints	107	14.7
Motor vehicle accidents		
H & R	10	1.4
Injury	2	.3
Property damage	7	1.0
All others	284	39.4
TOTAL CALLS	720	

During the 4-year period, calls for service to this complex comprised 1.5% of the 46,600 calls the Police Dept. received.

DOUGLAS DRIVE APARTMENTS
(3246, 3300, 3310, 3320 - Douglas Drive

<u>Call Type</u>	<u># of Calls</u>	<u>% of Total</u>
Violent (assaults/robbery/sex crimes)	12	6.8
Burglary	2	1.1
Thefts (all types)	14	7.9
Vandalism	2	1.1
Public Peace	11	6.2
Fires	2	1.1
Fire alarms	1	.6
Domestics	23	13.0
Health/Welfare (medicals, deaths suicides)	25	14.1
Party/music complaints	11	6.2
Motor vehicle accidents	--	--
H & R	--	--
Injury	1	.6
Property damage	73	41.2
All others		
TOTAL CALLS	177	

During the 4-year period, calls for service to this complex comprised .37% of the 46,600 calls the Police Dept. received.

DOUGLAS COURT APARTMENTSS
(6300, 6310, 6320 - 27th Ave. No.; and
2710, 2720, 2730 - Florida Ave. No.)

<u>Call Type</u>	<u># of Calls</u>	<u>% of Total</u>
Violent (assaults/robbery/sex crimes)	5	5
Burglary	1	1
Thefts (all types)	15	15
Vandalism	7	7
Public Peace	3	3
Fires	1	1
Fire alarms	--	--
Domestics	6	6
Health/Welfare (medicals, deaths suicides)	7	7
Party/music complaints	8	8
Motor vehicle accidents		
H & R	2	2
Injury	--	--
Property damage	--	--
All others	46	46
TOTAL CALLS	101	

During the 4-year period, calls for service to this complex comprised .21% of the 46,600 calls the Police Dept. received.

LAMPLIGHTER APARTMENTS
(2900, 2930 - Douglas Drive

<u>Call Type</u>	<u># of Calls</u>	<u>% of Total</u>
Violent (assaults/robbery/sex crimes)	4	4
Burglary	9	9
Thefts (all types)	10	10
Vandalism	3	3
Public Peace	1	1
Fires	3	3
Fire alarms	3	3
Domestics	2	2
Health/Welfare (medicals, deaths suicides)	15	15
Party/music complaints	1	1
Motor vehicle accidents	--	--
H & R	--	--
Injury	1	1
Property damage	49	49
All others		
TOTAL CALLS	177	

During the 4-year period, calls for service to this complex comprised .21% of the 46,600 calls the Police Dept. received.

WINNETKA VILLAGE APARTMENTS
(7700, 7710, 7720 - 36TH Ave No.)

<u>Call Type</u>	<u># of Calls</u>	<u>% of Total</u>
Violent (assaults/robbery/sex crimes)	1	.5
Burglary	7	3.7
Thefts (all types)	53	27.6
Vandalism	3	1.5
Public Peace	2	1.0
Fires	7	3.7
Fire alarms	2	1.0
Domestics	7	3.7
Health/Welfare (medicals, deaths suicides)	43	22.4
Party/music complaints	5	2.6
Motor vehicle accidents		
H & R	2	1.0
Injury	--	--
Property damage	--	--
All others	60	31.25
TOTAL CALLS	192	

During the 4-year period, calls for service to this complex comprised .41% of the 46,600 calls the Police Dept. received.

ASSESSED VALUES

Lot 1 - \$ 7,416

Lot 2 - \$10,386

Lot 3 - \$11,610

Lot 4 - \$25,310

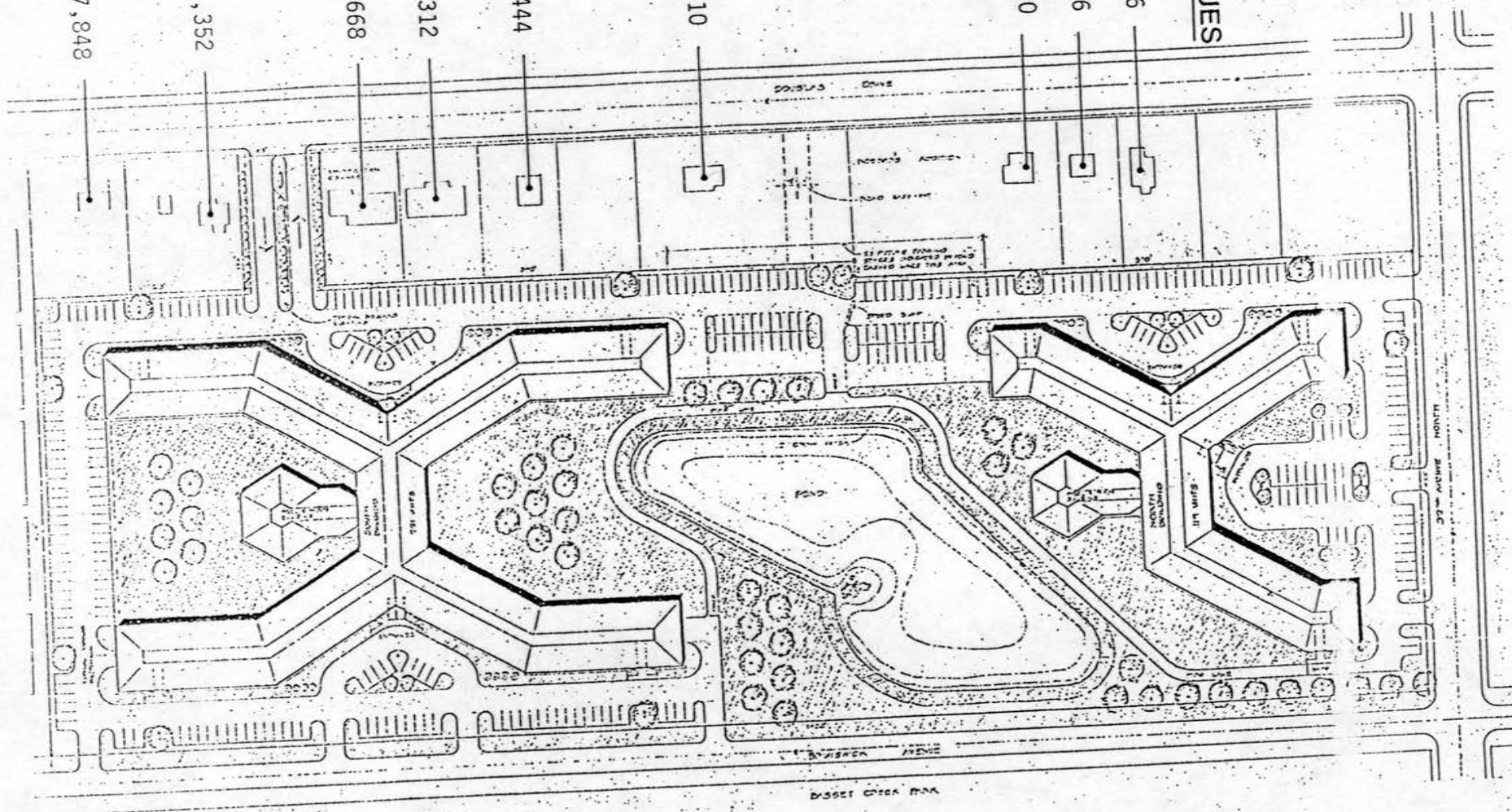
Lot 5 - \$ 6,444

Lot 6 - \$15,312

Lot 7 - \$14,668

Lot 8 - \$ 8,352

Lot 9 - \$ 7,848



SYNOPSIS

NORTH 3-10-73
SOUTH 2-10-73
TOTAL 5

117 2000 1000
200 2000 1000
200 2000 1000

119 OFFICE BUILDING 54223

111 סעיף 111

301 0.770 0.770 0.770

18. ADJUST FOR MISSING DATA

29. Patient having seizures.

113 10/20/2017 P. 11/10 12/15

254 10 JUNE 1964 591523

683 1072 10723 5-615

SITE PLAN

EXHIBIT C
ASSESSED VALUES

7

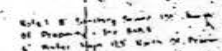


EXHIBIT K
PROJECT SITE SOIL
CONDITION

01.	2 - 1'	Depth	Topsoil
	1 - 3'	Depth	Clay loam; rather stiff
	3 - 10'	Depth	Clay loam; rather stiff
07.	4 - 1'	Depth	Dark brown; rather stiff
	1 - 3'	Depth	Brown & grey clay loam; rather soft
	3 - 10'	Depth	Brown & grey clay loam; rather stiff
	10 - 12'	Depth	Brown sand - compact
03.	3 - 3'	Depth	Peat
	12 - 13'	Depth	Clay; rather soft
	13 - 15'	Depth	Brown sand; compact
	15 - 20'	Depth	Grey clay loam; stiff
04.	8 - 1'	Depth	Peat
	1 - 11'	Depth	Grey clay; compact
	11 - 12'	Depth	Grey clay sand - compact
	12 - 13'	Depth	Grey clay loam; stiff
	13 - 14'	Depth	Peat
05.	0 - 8'	Depth	Clay loam; rather soft
	8 - 10'	Depth	Clay loam; medium
	10 - 15'	Depth	Brown sand with layers of clay loam; compact
	15 - 17'	Depth	Clay loam; medium
06.	8 - 7'	Depth	Peat
	7 - 10'	Depth	Grey clay loam; soft
	10 - 12'	Depth	Brown sand - compact
	12 - 13'	Depth	Grey clay loam; medium
	13 - 24'	Depth	Brown clay loam; rather stiff

07.	0	3'	Depth	Peat
				black clay
	1	7'	Depth	Grey clay: soft
	5	10'	Depth	Grey clay: soft
	10	16'	Depth	Clay: rather med.
	15	20'	Depth	Grey clay: loose med.
08.	0	3'	Depth	Peat
	7	6'	Depth	Brown clay: loose rather
	10	10'	Depth	Grey clay: loose rather
	13	13'	Depth	black clay
09.	0	3'	Depth	Peat
	7	6'	Depth	Grey clay: rather soft
	10	10'	Depth	Grey clay: loose rather
010.	0	3'	Depth	Peat & muck
	7	7'	Depth	Grey clay: soft
	10	10'	Depth	Grey clay: loose med.
	13	13'	Depth	Grey clay: rather soft
	16	16'	Depth	Peat & muck
011.	0	3'	Depth	Peat & muck
	7	7'	Depth	Grey clay: soft
	10	10'	Depth	Grey clay: loose med.
	13	13'	Depth	Grey clay: rather soft
	16	16'	Depth	Peat & muck
012.	0	3'	Depth	Grey clay: soft
	7	7'	Depth	Grey clay: soft med.
	10	10'	Depth	Grey clay: rather soft
	13	13'	Depth	Peat & black clay
013.	0	3'	Depth	Grey clay: loose med.
	7	7'	Depth	Grey clay: loose med.
	10	10'	Depth	Grey clay: loose med.

[illegible]

1. NAME OF THE PARTY: _____ 2. ADDRESS: _____ 3. CITY: _____ 4. STATE: _____ 5. ZIP: _____ 6. PHONE: _____ 7. FAX: _____ 8. E-MAIL: _____ 9. WEBSITE: _____ 10. OTHER: _____		11. DATE OF BIRTH: _____ 12. DATE OF DEATH: _____ 13. DATE OF MARRIAGE: _____ 14. DATE OF DIVORCE: _____ 15. DATE OF REENTRY: _____ 16. DATE OF EXIT: _____ 17. DATE OF ENTRY: _____ 18. DATE OF DEPARTURE: _____ 19. DATE OF ARRIVAL: _____ 20. DATE OF DEPARTURE: _____	21. NAME OF THE PARTY: _____ 22. ADDRESS: _____ 23. CITY: _____ 24. STATE: _____ 25. ZIP: _____ 26. PHONE: _____ 27. FAX: _____ 28. E-MAIL: _____ 29. WEBSITE: _____ 30. OTHER: _____
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McCOMBS-KNUTSON ASSOCIATES, INC.
CONSULTING ENGINEERS & ARCHITECTS & SITE PLANNING

MISC. TOPOGRAPHY & SOIL BORINGS

PREPARED FOR
H. NORMAN NAFSTAD

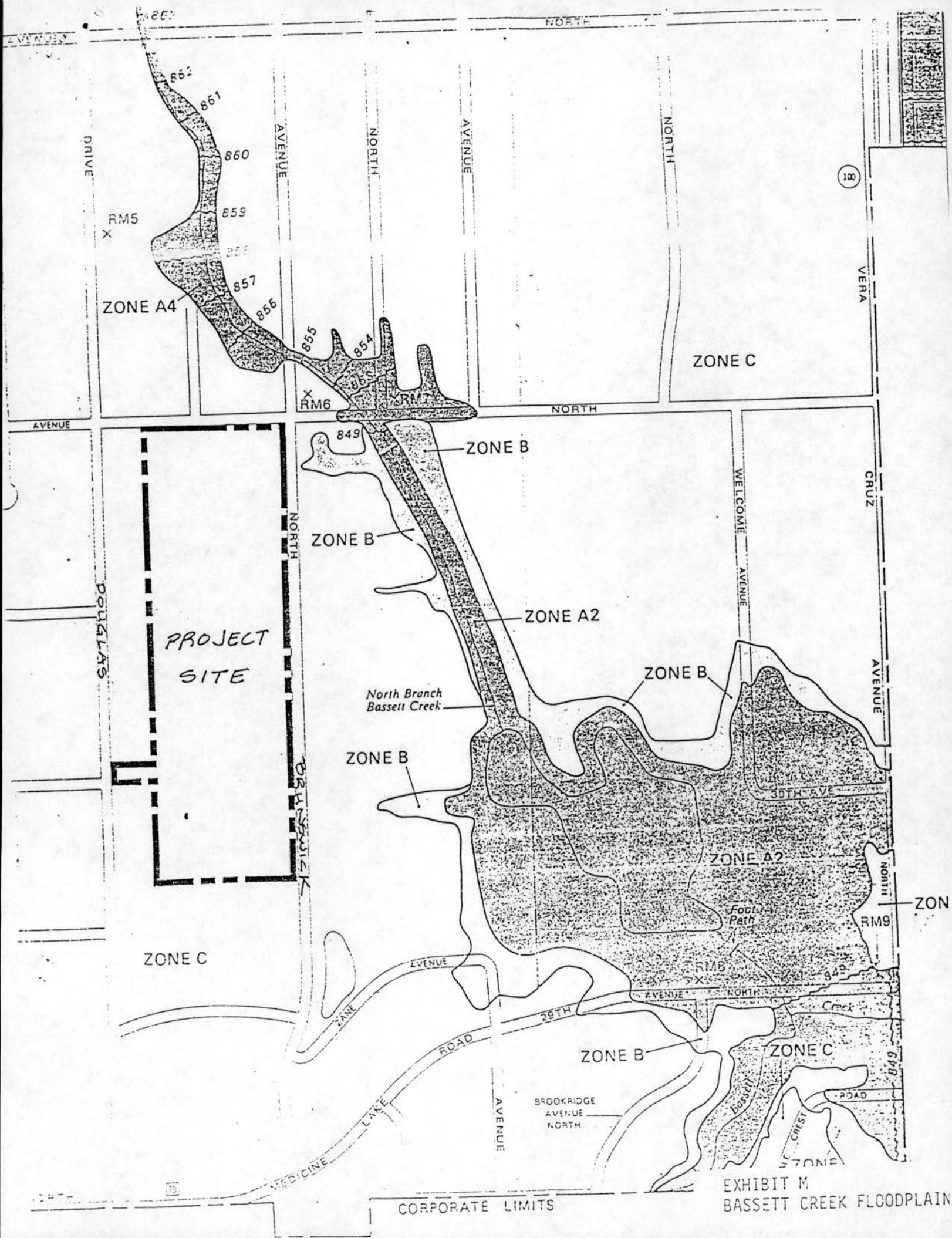
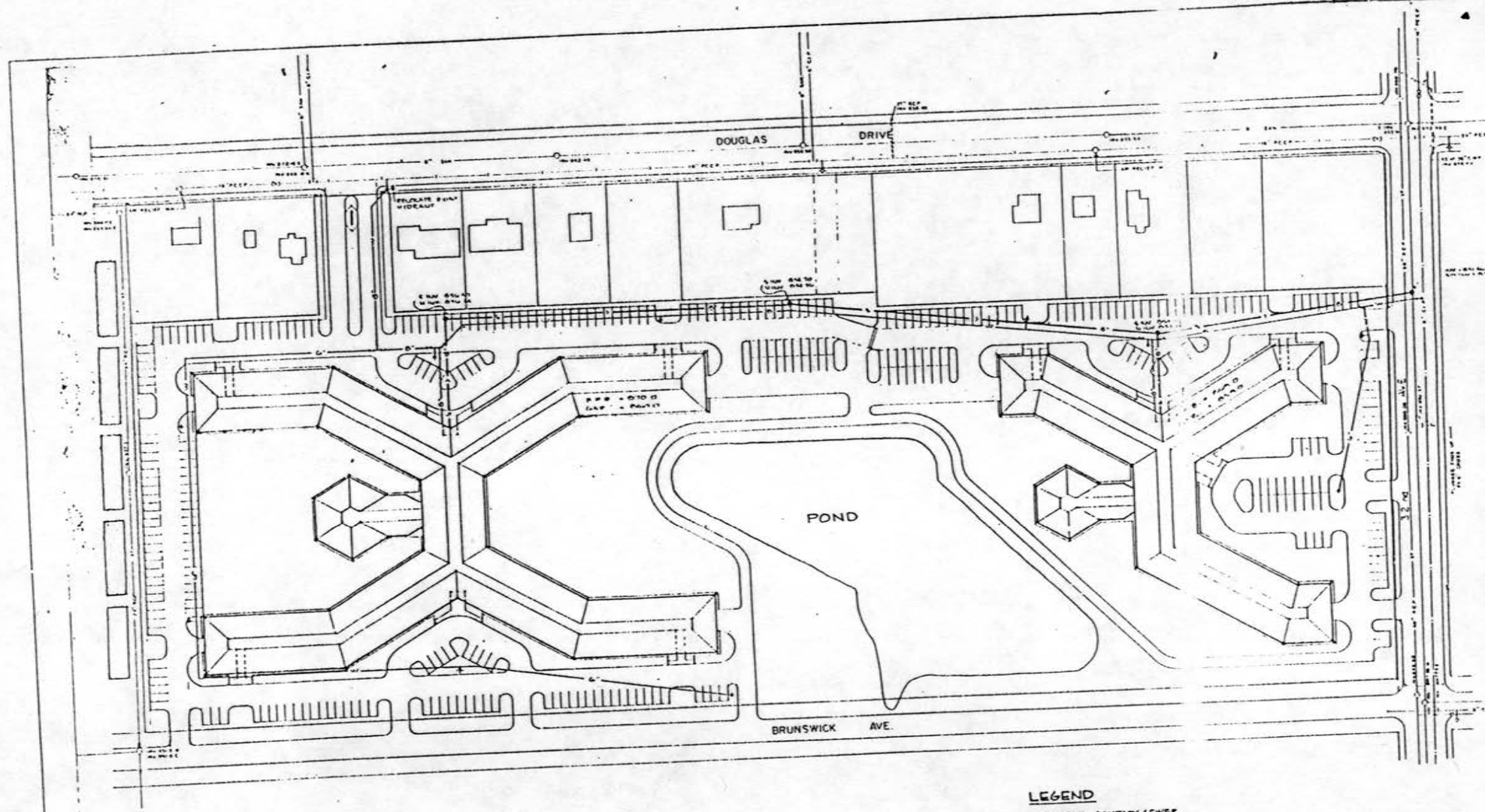


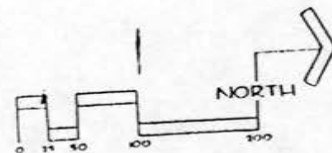
EXHIBIT M
BASSETT CREEK FLOODPLAIN



LEGEND

- 12" — 12" — EXISTING SANITARY SEWER
- 12" — 12" — EXISTING WATERMAIN
- 12" — 12" — EXISTING STORM SEWER
- 12" — 12" — EXISTING HYDRANT
- 6" — W — PROPOSED WATERMAIN
- 8" — S — PROPOSED SANITARY SEWER
- 12" — 12" — PROPOSED HYDRANT
- 12" — 12" — PROPOSED MANHOLE
- 12" — 12" — PROPOSED BATE VALVE

POINTING UTILITY DATA FROM AN BUILT PLAN
FROM CITY OF CRYSTAL



<p>DATE: 1-21-87 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature]</p>		<p>McCOMBS-KNUTSON ASSOCIATES, INC. ENGINEERS, ARCHITECTS & LANDSCAPE ARCHITECTS 1500 W. WISCONSIN AVE. SUITE 200 CRYSTAL, MINN. 55429</p>	<p>PRELIMINARY UTILITY PLAN SUNNYBROOKE CRYSTAL, MINN. 55429</p>	<p>PREPARED FOR: LI. NORMAN NAPSTAD</p>
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MEMORANDUM

TO: Al Brixius
 FROM: Ross Harris *RH*
 DATE: 27 January 1987
 RE: Nafstad Proposal
 FILE NO: 151.01

What follows is a summary of current rental and vacancy rates for market rate apartment complexes in the vicinity of the Nafstad site:

<u>Facility</u>	<u>Eff.</u>	<u>Rental Rate</u> <u>Bedrooms</u>			<u>Vacancy Rate</u>
		<u>1</u>	<u>2</u>	<u>3</u>	
<u>CRYSTAL</u>					
Douglas Court		450	550	650	6%
Woodbridge Apts.		370	485		1%
Lamplighter		460	525		1%
Crystal Village		404-	498-		1%
		422	523		
Lou Ann Terrace		420	500		1%
Crystal Court	295	375			16%
Winnetka Village		440	540		3.5%
<u>NEW HOPE</u>					
Rosalyn Court Apts.		420-	490-		8%
		430	499		
Royal Oaks Apts.	375	465	560		0%
Burgundy Apts.		450	525		2%
Hillsboro Courts		469	519-		4%
			529		
New Hope Apartments		400	470		6%
Tradewinds		370-	430-		0%
		380	455		
Sample Results	<u>X</u>	<u>Eff./1/2/3</u> 335/424/511/650			
	<u>X</u>	<u>Vacancy Rate</u> 3.8%			

ANALYSIS

Average statistics collected from a sample survey of 13 apartment complexes within the vicinity of the Nafstad proposal compare in the following manner. These data have been obtained using the attached summary of updated current rental data from phone interviews with apartment managers.

	<u>Sample Survey Average</u>	<u>Nafstad</u>
Number of units/each	127	340
Rent - 1 bedroom	\$424	\$560
Rent - 2 bedroom	\$511	\$680
Age	18-20 yrs.	(new)
Amenities: pool	Yes	Yes
recreation area	Yes (indoor only)	Yes (indoor/ outdoor)
laundry	Yes	Yes
garages	Less than 1/unit, extra charge	1/unit
Vacancy rate	3.8%	N/A
Gross sq.ft. per unit - 1 bedroom	500-1,000	810
- 2 bedroom	750-1,250	1,080
Rental per sq.ft. - 1 bedroom	\$.45-.90	\$.69
- 2 bedroom	\$.44-.60	\$.62

The principal contrast between what is proposed and what exists is the age of the structure. Age impacts quality of structure, decorating, type of amenities, adequacy of parking, and average rents and rents per square foot.

ORDINANCE NO. 87-

AN ORDINANCE RELATING TO ZONING: CHANGING THE
USE CLASSIFICATION OF CERTAIN LANDS

THE CITY OF CRYSTAL DOES ORDAIN:

Section 1. The zoning district classification of the following described land is hereby changed as follows:

Description of Land:

Lots 3, 5 and 6, Block 2; Lots 1, 2, 3, 4, 5 and 6, Block 3; Lots 1, 2 and 3, Block 4, all in Rooney's Addition.

Present Classification:

B-4, Community Commercial District

New Classification:

R-1, Single Family Residential District

Sec. 2. The Zoning Administrator is authorized and directed to make the appropriate changes in the Zoning District map on file in the Office of the City Clerk in accordance with Crystal City Code, Appendix I, Section 515.17, Subdivision 2.

Sec. 3. This ordinance is effective in accordance with Subsection 110.11 of the City Code.

First Reading: June 16, 1987.

Passed by the City Council: July 7, 1987.

Mayor

ATTEST:

City Clerk

(Published in The North Hennepin Post July 16, 1987)

ORDINANCE NO. 87-

AN ORDINANCE RELATING TO ZONING: CHANGING THE
USE CLASSIFICATION OF CERTAIN LANDS

THE CITY OF CRYSTAL DOES ORDAIN:

Section 1. The zoning district classification of the following described land is hereby changed as follows:

A. Description of Land:

Lot 1, Block 1, Douglas Medical Plaza

Present Classification:

R-4, High Density Residential District

New Classification:

B-2, Limited Commercial District

B. Description of Land:

Lot 1, Block 1, Andersons Gardendale Acres

Present Classification:

R-1, Single Family Residential District

New Classification:

B-2, Limited Commercial District

C. Description of Land:

East 100 feet of Lot 2, Block 1, Andersons Gardendale Acres

Present Classification:

R-1, Single Family Residential District

New Classification:

P-2, Off-Street Parking, Residential

Sec. 2. The Zoning Administrator is authorized and directed to make the appropriate changes in the Zoning District map on file in the Office of the City Clerk in accordance with Crystal City Code, Appendix I, Section 515.17, Subdivision 2.

Sec. 3. This ordinance is effective in accordance with Subsection 110.11 of the City Code.

First Reading: June 16, 1987.

Passed by the City Council: July 7, 1987.

Mayor

ATTEST:

City Clerk

(Published in The North Hennepin Post July 16, 1987)

TO: John T. Irving, City Manager
FROM: Bill Monk, City Engineer
DATE: June 29, 1987
RE: Signal Agreement for TH 169/CR 10 Intersection
Project

The cooperative agreement between MnDOT, Hennepin County and Crystal covering details for the signalization of the TH 169/CR 10 intersection represents the final document requiring City involvement on this project. According to provisions of the agreement, a draft of which has been reviewed by this office, installation costs for the traffic signal will be shared 50% by the State and 50% by the County. The City of Crystal will continue to pay electric energy and relamping costs as we do for the existing signal. Approval of the signalization agreement, copies of which will be distributed at Tuesday's meeting, is recommended.



WM:jrs

Encl

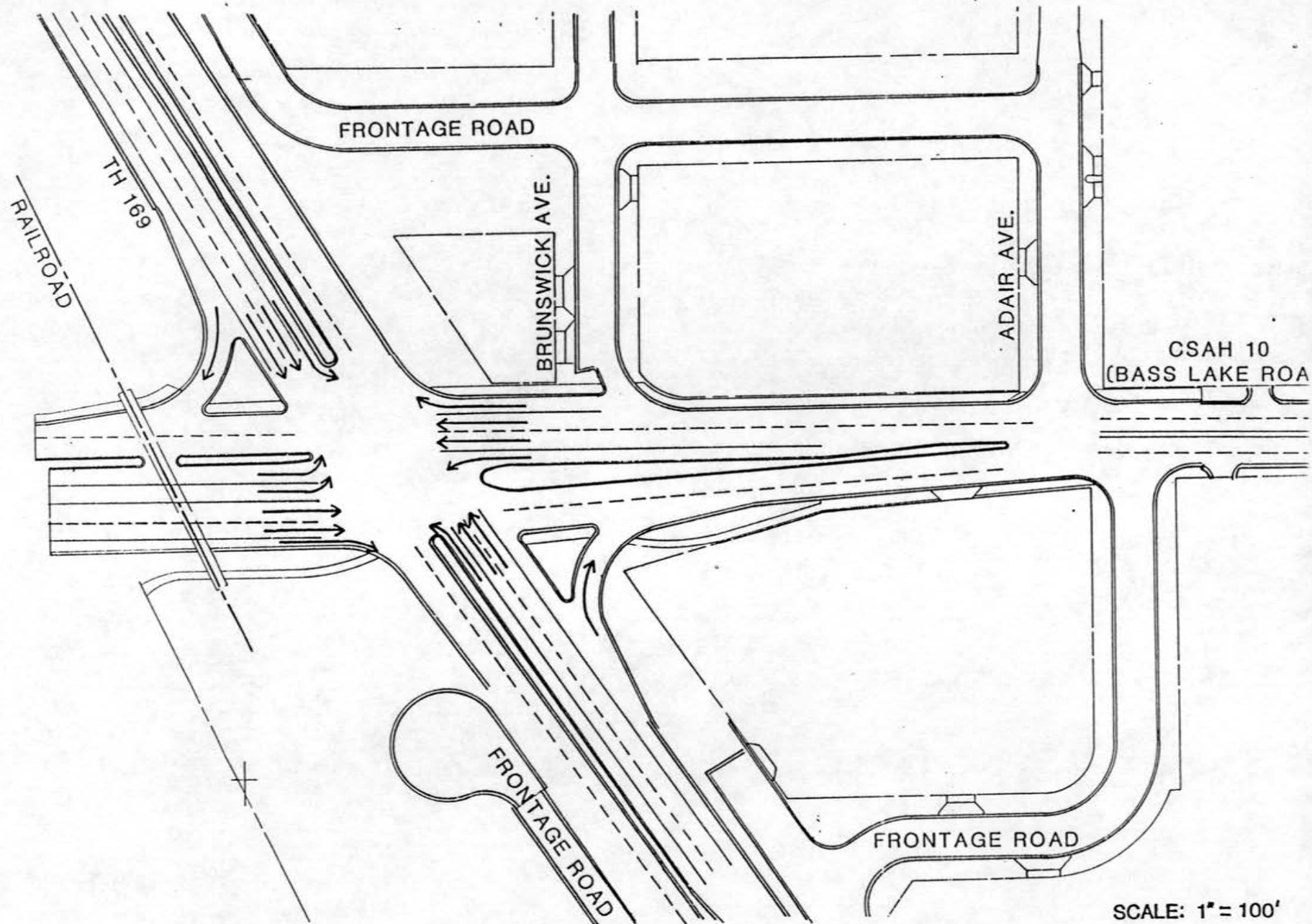


FIGURE 3
Project Study Area
Proposed Improvements

Proposed TH169/CR10
Intersection Improvement



(PRELIMINARY PROPOSAL)

DRUG ENFORCEMENT TASK FORCE

INTRODUCTION

The 1986 Anti-Drug Abuse Act provides federal funds for the states to establish grant programs for state and local agencies to enforce drug laws. The grants are for a one-year period with expectation of possibly two additional years of funding. The funds are being distributed by the Minnesota Department of Public Safety and the Narcotics Enforcement Coordinating Committee. The funds are intended to increase drug law enforcement and encourage coordinated efforts among police agencies. The expected initial trend is toward the creation of multi-jurisdictional task forces. A 25% new cash match is required. Agencies participating in a multi-agency program would be responsible for a percentage of the 25% cash match.

CONCEPT

We are proposing the creation of a Drug Enforcement Task Force within a five-city area. The cities of Crystal, Golden Valley, New Hope, Robbinsdale, and St. Louis Park have indicated an interest in exploring a cooperative program. The purpose of the Task Force is to increase drug law enforcement above the present capabilities of the five police departments. The efforts of the Task Force would produce arrests and enforcement which are not presently realized by the departments. Emphasis is placed on the fact that the task force activities would be in addition to the present department capabilities to deal with drug law violations. The anticipated results of one year of Task Force operations are:

1. Significant increases in drug law arrests.
2. Disruption of operations of local drug dealers.
3. Deterrence of drug law violations due to public knowledge of increased enforcement.
4. Decreased availability of controlled substances.
5. Increased experience in multi-agency coordinated policing operations.

OPERATION

The Task Force would be comprised of members of each of the five participating departments. The members would be divided into teams. Ideally, each team would consist of a member from each department. Each team would have an assigned supervisor. The teams would work under the authority of the police department where their operation was being conducted. Operations would be designed to have the greatest impact on drug law violations and drug availability in the five community area.

Task Force members would continue to perform all their normal duties for their respective departments. Their duties with the Task Force would be on an overtime basis. Compensation for the overtime would be provided from the grant funds.

The Task Force would be in operation on an average of three shifts of six (6) hours per week. Each shift would consist of a one four-man team. These numbers would vary depending on the requirements of the various operations.

Task Force operations would concentrate on observed street violations, investigation of suspected local dealers, and short-term undercover operations. The assistance of county, state, and federal fulltime narcotics investigators would be requested on long-term complex operations. The emphasis of the Task Force would be on short-term operations having a direct impact on drug activity within the five community area.

RESOURCES AND COSTS

Personnel:

4 Officers x 6 hrs. x 3 nights	
x 50 weeks = 3600 officer hours,	
figured at an average of \$32/per hr. -	\$115,200

Support Services:

2 hrs. x 5 Depts. x 50 wks. = 500 hrs. -	16,000
--	--------

Clerical:

4 hrs./per week x 50 wks. = 200 hrs.,	
figured at a rate of \$16/per hr. -	3,200

Administration of Funds

General costs, estimated -	3,200
----------------------------	-------

AUTOMOBILE EXPENSES

Two (2) cool cars, \$9100 x 2 =	18,200
Gas and Maintenance, est. \$1250/vehicle x 2 =	2,500
Insurance, approx. -	1,000
Funds for temporary rental vehicles -	1,000

COMMUNICATIONS

2 Wilson programmable radios, \$500 x 2 =	1,000
2 Power-boost antennas, \$200 x 2 =	200
1 OKI Portable Car Phone -	1,500
Usage charge for portable Car Phone/one yr. -	600
1 Body Transmitter	1,500
2 Programmable Handi-Talkies \$700 x 2 =	1,400
Cool Phone, installation	75
Monthly costs, \$60 x 12 =	720

MISCELLANEOUS ITEMS

2 Pair binoculars, \$150 x 2 =	300
1 Portable Video Camera -	1,500
A Fund for buys, informant costs, and operational expenses -	15,000
Office costs and miscellaneous items -	5,000

GRAND TOTAL -	\$189,120
---------------	-----------

Twenty-five percent (25%) Matching Funds -	\$ 47,280
--	-----------

With five participating cities, the individual contribution will be five percent (5%) of total grant -	\$ 9,456
--	----------

It should be noted that this is a Preliminary Proposal subject to change. The final design will reflect input from the participating city administrations as well as any adjustments made to adhere to grant guidelines.



BOARD OF HENNEPIN COUNTY COMMISSIONERS

2400 GOVERNMENT CENTER
MINNEAPOLIS, MINNESOTA 55487

June 9, 1987

The Honorable Thomas N. Aaker
Mayor, City of Crystal
4141 Douglas Drive North
Crystal, MN 55422

Dear Mayor Aaker:

We have a problem in Hennepin County which we need your cooperation and help in addressing. That problem is unwanted household chemicals.

On May 29, 1987, the Hennepin County Board approved resolution number 87-5-375, which resolved that joint County/Municipal special waste collection projects be established for September 12, 19, and 26, 1987. It also directed the County to request the municipalities to provide sites and volunteers to assist in carrying out these projects. The County has allocated a total of \$400,000 to pay for these projects, but they will not occur unless sites and volunteers are provided.

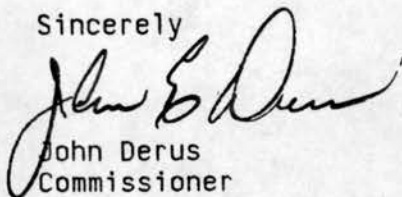
The attached fact sheets explain the overall collection program and what role the counties, cities and community groups need to play to make it a success. We have identified your public works facility as an area which would serve as a collection point for this project.

Therefore, in order to plan and run a successful special waste collection program for the citizens of your area, we hope that you will be able to convey the following information to the Hennepin County Department of Environment and Energy by July 15, 1987:

- 1) A commitment for use of the city's public works facilities on September 26, 1987, for the special waste collection project.
- 2) Identification of personnel and volunteer workers to work on the collection day. It would be desirable to have two shifts of 25 persons at each collection site. Community groups should be able to provide some volunteer workers. The other cities in your area are also being asked to supply volunteer workers.

We look forward to working with you in providing this collection program to residents of your area. Loren Janson of the County's Department of Environment and Energy (348-8984) will call on your staff next week to offer assistance as you proceed.

Sincerely

A handwritten signature in black ink, appearing to read "John Derus", written over the printed name and title.

John Derus
Commissioner

cc: Tom Heenan, Recycling Coordinator
John T. Irving, City Manager

Attachments

Department of Transportation
Program Management Division
Notice of Solicitation of Outside Information or Opinions
Regarding Proposed Rules for the Licensing of Hazardous
Waste Transportation

Notice is hereby given that the Minnesota Department of Transportation is seeking information or opinions from sources outside the agency in preparing to propose the adoption of rules governing the licensing of hazardous waste transporters. The adoption of the rules is authorized by Laws 1987, Chapter 393 (to be codified as Minnesota Statutes, Section 221.035, subdivision 4). That law requires the agency to issue, suspend and revoke licenses for the transportation of hazardous waste. The rules may include reporting requirements.

The Minnesota Department of Transportation requests information and opinions concerning the subject matter of the rules. Interested persons or groups may submit data or views on the subject matter of concern in writing. Written statements should be addressed to: Elizabeth Parker, Room 820, Transportation Building, St. Paul, Minnesota 55155. Oral statements will be received during regular business hours over the telephone at 612-297-2913 and in person at the above address.

All statements of information and opinion shall be accepted until July 31, 1987. Any written material received by the Minnesota Department of Transportation shall become part of the rulemaking record to be submitted to the attorney general or administrative law judge in the event that the rules are adopted.

Dated: June 9, 1987



Leonard W. Levine
Commissioner

Minnesota Department of Transportation

LeFevere
Lefler
Kennedy
O'Brien &
Drawz

a Professional
Association

2000 First Bank Place West
Minneapolis
Minnesota 55402

Telephone (612) 333-0543
Telecopier (612) 333-0540

Clayton L. LeFevere
Herbert P. Lefler
J. Dennis O'Brien
John E. Drawz
David J. Kennedy
Joseph E. Hamilton
John B. Dean
Glenn E. Purdue
Richard J. Schieffer
Charles L. LeFevere
Herbert P. Lefler III
James J. Thomson, Jr.
Thomas R. Galt
Dayle Nolan
Brian F. Rice
John G. Kressel
James M. Strommen
Ronald H. Batty
William P. Jordan
Kurt J. Erickson
William R. Skallerud
Rodney D. Anderson
Corrine A. Heine
David D. Beaudoin
Paul E. Rasmussen
Steven M. Tallen
Mary F. Skala
Christopher J. Harristhal
Timothy J. Pawlenty
Rolf A. Sponheim

July 2, 1987

Mr. John Olson
Acting City Manager
City of Crystal
4141 Douglas Drive North
Crystal, Minnesota 55422

Re: Burglar Alarm Ordinance

Dear John:

Enclosed you will find a draft ordinance on the alarm system for consideration by the City Council at its meeting on Tuesday.

The draft virtually duplicates Golden Valley's present ordinance, and I think fits in with our administrative scheme. At the Council's instruction I have left the user fee section blank.

Yours very truly,



David J. Kennedy

DJK:caw

Enclosure

ORDINANCE NO. _____
AN ORDINANCE RELATING TO PUBLIC SAFETY
AMENDING CRYSTAL CITY CODE,
CHAPTER IX BY ADDING A SECTION

THE CITY OF CRYSTAL DOES ORDAIN:

Section 1. Crystal City Code, Chapter IX is amended by adding a new section to read:

"Section 955 - Alarm System

955.01. Purpose and Scope. Subdivision 1. This section regulates the use of burglary and safety alarms, establishes users' fees, and establishes a system of administration therefor.

Subd. 2. The purpose of this section is to protect the public safety services of the City from misuse of public safety alarms and to provide for the maximum possible service to public safety alarm users.

955.03. Definitions. Subdivision 1. For purposes of this section the terms defined in this subsection have the meanings given them.

Subd. 2. "Alarm user" means a person in control of any building, structure, or facility wherein an alarm system is maintained.

Subd. 3. "Police communications center" is the City facility used to receive emergency requests for service and general information from the public.

Subd. 4. "Alarm system" means an alarm installation designed to be used for the prevention or detection of burglary or robbery on the premises which contain an alarm installation: Automobile alarm devices are not an alarm system.

Subd. 5. "False alarm" means an alarm signal eliciting a response by police personnel when a situation requiring a response does not, in fact, exist, and which is caused by the activation of the alarm system through mechanical failure, alarm malfunction, improper installation or the inadvertence of the owner or lessee of an alarm system: The term does not include alarms caused by climatic conditions such as tornadoes, thunderstorms, utility line mishaps, violent conditions of nature or any other conditions which are clearly beyond the control of the alarm manufacturer, installer or owner.

955.05. User fees. Subdivision 1. A public safety alarm system that reports more than three false alarms to the City in a single calendar year and that has received notice of such violations will cause the alarm user to be charged a user fee of \$___ per false alarm in excess of three false alarms in a calendar year, \$___ per false alarm in excess of ten false alarms in a calendar year, and \$___ per false alarm in excess of 15 false alarms in a calendar year.

Subd. 2. An alarm user that is required by the City to pay a user fee as the result of a false alarm may make a written appeal of the false alarm charge to the Police Chief within ten days of notice by the City of the false alarm charge. Following review and determination by the Police Chief the decision may be appealed to the City Manager who will make a final determination as to whether the user is to be charged with a false alarm.

955.07. Payment of fees. Subdivision 1. Payment of user fees are paid to the City Treasurer within 30 days from the date of notice by the City to the alarm user. Failure to pay the fee will cause the alarm user to be considered delinquent and subject to a penalty of an additional 10 percent of the fee.

Subd. 2. Delinquent charges for user fees will be certified by the Clerk to the City Assessor who shall prepare an assessment roll each year providing for assessment of the delinquent amounts against the respective properties served. The assessment roll shall be delivered by the Clerk to the City Council for adoption on or before October 10 of each year.

955.09. Alarm report. If an alarm user has incurred five false alarms within one calendar year, the alarm user shall submit a written report to the Chief of Police within ten days after being notified of the fifth false alarm, describing actions taken or to be taken to discover and eliminate the cause of the false alarms. Failure to submit the written report is a violation of this section.

955.11. Administrative rules. The Chief of Police shall prepare such rules as may be necessary for the implementation of this section.

955.13. Confidentiality. Subdivision 1. Information submitted in compliance with this section will be held in confidence and exempt from discovery to the extent permitted by law.

Subd. 2. Subject to requirements of confidentiality, the Chief of Police may develop and maintain statistics for the purpose of ongoing alarm systems evaluation.

955.15. Communications Center. Subdivision 1. No automatic dialing devices shall be connection to the Police Communications Center through any telephone line. Use of automatic dialing devices is a violation of this section.

Subd. 2. The Chief of Police may prepare rules and regulations for the efficient operation of the Police Communications Center.

955.17. Enforcement and penalties. Failure or omission to comply with any section of this section is a petty misdemeanor.

Section 2. This ordinance is effective in accordance with Crystal City Code, Subsection 110.11.

Mayor

ATTEST:

City Clerk

00110D87.F16

June 22, 1987

TO: John T. Irving, City Manager
FROM: Julie Jones, Community Development Coordinator
RE: CDBG Year XIII Day Care Program

As was done in previous years, Hennepin County has forwarded a Day Care Assistance Contract to us for execution so that we can continue the program through Year XIII.

It is necessary for the Council to approve the contract and authorize its execution. There is no urgency on this matter, however.

Mr. Robert Isaacson
Planning Supervisor
Office of Planning and Development
Development Planning Unit
822 South Third Street, Suite 310
Minneapolis, MN 55415

Dear Mr. Isaacson:

As reflected in the Urban Hennepin Year XIII Statement of Objectives and Projected Use of Funds, the City of Crystal has allocated \$10,000 for the provision of daycare assistance. To accomplish this project, the City has entered into a Public Service Agreement with the Greater Minneapolis Day Care Association (GMDCA). This agreement provides the City the opportunity to assign its CD grant management (i.e., project audit and grant fund reimbursement process) responsibilities to another Urban Hennepin County CDBG program cooperating unit.

Pursuant to the terms of the agreement with GMDCA and Article IV (B)(3) of the Joint Cooperation Agreement with Hennepin County, the City duly requests that Hennepin County directly discharge the responsibilities of the City as specified in the Public Services Agreement. It is understood that the County will provide the City a quarterly status report indicating, as a minimum, the clients served residing in and funded with the City's allocation for the activity and the balance of unexpended funds.

This will substantially eliminate the duplication of effort which is inherent in the present system and provide for a more expeditious response to the needs of GMDCA.

Sincerely,

Julie Jones
Community Development Coordinator

PUBLIC SERVICES AGREEMENT/DAYCARE

This agreement made and entered into by and between the City of Crystal, hereinafter referred to as the "City" and Greater Minneapolis Day Care, a public service agency, hereinafter referred to as the "Agency",

WITNESSETH:

WHEREAS, the City is an authorized cooperating unit in the Urban Hennepin County Community Development Block Grant program by virtue of a joint cooperation agreement executed between the City and Hennepin County pursuant to MSA 471.59, and

WHEREAS, the City has allocated Urban Hennepin County Community Development Block Grant funds in program year XIII for the purpose of supporting the Child Care Sliding Fee program administered by the Agency,

NOW THEREFORE, in consideration of the mutual covenants and promises contained in this Agreement, the parties hereto mutually agree to the following terms and conditions:

I

The City agrees to provide \$10,000 dollars from the Urban Hennepin County Community Development Block Grant to the Agency in support of the Child Care Sliding Fee program.

The City reserves the right to assign its administrative responsibility, pursuant to the requirement of the Urban Hennepin County Community Development Block grant program, to any other cooperating unit.

II

The Agency agrees to provide the City:

1. Affidavit of Agency service fee schedule.
2. A financial statement for the past full year.
3. A statement of public revenue sources for the period June 1, 1986 through June 1, 1987.

III

The Agency agrees to award funds to eligible applicants residing in the City on a first come first served basis with maintenance of a waiting list of eligible applicants.

IV

The Agency agrees to allocate funds to eligible recipients based on the State of Minnesota Department of Public Welfare Sliding Fee Scale with U.S. Department of Housing and Urban Development Section 8 income limits used as a ceiling cutoff for eligibility.

V

The Agency provides assurance that it will comply with:

1. Administrative reporting requirements of the County.
2. Title VI of the Civil Rights Act of 1964 (PL88-352). (Nondiscrimination in program or activities receiving Federal financial assistance.)
3. Section 109 of the Housing and Community Development Act of 1974 as amended. (Nondiscrimination in any program or activity subject to provision of the HCDA.)
4. OMB Circular A-102 Attachment O, section 14, paragraph (h) by assuring the grantee, federal grantor agency, the Comptroller General of the United States or any duly authorized representative access to all records directly pertinent to this contract for the purpose of making audit examination, excerpts, and transcriptions.
5. OMB Circular A-102 Attachment C (2), and maintain all required records for a period of three years after receiving final payment.

VI

The Agency, prior to financial reimbursement, shall provide the City or its assignee with:

1. Individual Data Confidentiality form.
2. Listing of clients, their addresses, and amount of assistance per client.

VII

This Agreement is effective as of July 1, 1987, and shall continue in full force and effect until all funds made available under this Agreement have been expended in accordance with paragraphs I-VI, but no later than December 31, 1988.

IN TESTIMONY WHEREOF, the parties hereto have set their hands and affixed their seals this _____ day of _____, 19__.

Upon proper execution, this Agreement will be legally valid and binding.

GREATER MINNEAPOLIS DAY CARE
ASSOCIATION

CITY OF Crystal
STATE OF MINNESOTA

By _____
Its

By _____
Mayor Thomas Aaker

and _____
Its

and _____
City Manager John T. Irving

MEMORANDUM

July 1, 1987

To: John A. Olson
Acting City Manager

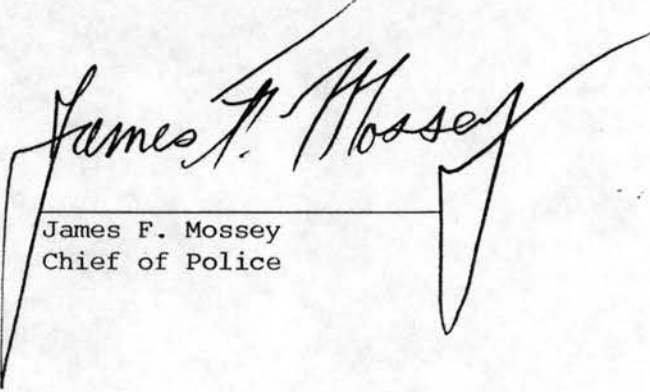
From: Chief of Police

Re: Response to Council's Directive on the Iron Horse

Lt. Craig Thomseth, Richard Gautsch and myself met to discuss the concerns of the City Council regarding calls to the Iron Horse Bar and Restaurant. Attached please find a memo to me from Lt. Gautsch concerning those calls and how we perceive the overall picture and some of the reasons for the calls.

If anyother information is needed, please let me know.

COP:dsl



James F. Mossey
Chief of Police

MEMORANDUM

TO: Chief Mossey
FROM: Lt. Richard Gautsch
DATE: June 30, 1987
SUBJECT: Calls for Service at the Iron Horse Restaurant

During the one-year period of time from 5-15-86 through 5-14-87, the Crystal Police Department recorded 175 Calls for Service of various nature at 5630 Lakeland (The Iron Horse Bar & Restaurant).

The following is a breakdown of the 175 calls:

- 38 - Vehicle lockouts
- 32 - Trespass or Disorderly Conduct
- 20 - Miscellaneous Public (motorist assist, advising, and so forth;
- 19 - Presentation of false identification
- 16 - Traffic
- 11 - Medical, and Health & Welfare
- 8 - Property damage (usually vehicles in parking lot)
- 4 - Assaults
- 4 - Thefts from autos
- 4 - Possession of controlled substance
- 4 - Warrant arrests
- 4 - Theft from patrons in the restaurant
- 3 - Domestic
- 2 - Alarms
- 2 - Auto thefts (one was actually an arrest)
- 1 - Forgery
- 1 - Burglary
- 1 - Bomb threat
- 1 - Assist to another Agency

Considering the volume of traffic utilizing the Iron Horse parking lot, the number of lockouts, miscellaneous public and traffic calls do not seem extraordinary. It should be noted that traffic tags written on Lakeland, in the area of the Iron Horse, are coded as Iron Horse calls. Lockouts, miscellaneous public and traffic calls account for 74 calls or 42% of the total 175 calls at the Iron Horse.

Trespass, disorderly conduct and utilizing false I.D's. account for 51 calls or 29% of the total calls at the Iron Horse. Considering the facts that the Iron Horse serves alcoholic beverages and caters to a young clientele, the 51 calls do not seem excessive. It should be noted that the Iron Horse has been cooperative in complying with a request from the Crystal Police Department to strictly enforce I.D. requirements, and to call the Police Department to handle disturbances with customers. The 51 calls are evidence of the Iron Horse's compliance with our request. Many of the calls in these three categories could have been handled by bouncers without police assistance or arrests. The Crystal Police Department sought to discourage physical interaction between bouncers and patrons, and, thus, requested that the Iron Horse call the Police to handle most disturbances. This policy certainly increases the number of calls attributed to the Iron Horse in the areas of disorderly conduct, trespasses, and use of false identification.

The remainder of the calls are so varied and infrequent that they are not statistically significant.

After having analyzed the calls for the Iron Horse from 5-15-86 through 5-14-87, it is my opinion that 175 calls are not an unusual or disproportionate number of calls. In comparison, the Crystal Police Department responded to 177 lockouts and 196 thefts at the Crystal Target Store during the same period of time. These two categories alone generate over twice the number of calls for the Target Store as the entire call load for the Iron Horse. The volume of business conducted by an establishment seems to be the significant factor in determining the number of police calls for that establishment.



league of minnesota cities

June 23, 1987

To: Mayors, Managers and Clerks

From: Thomas L. Grundhoefer, Staff Attorney

Re: Advisory on Recent U.S. Supreme Court Case Affecting
Municipal Zoning Practices

Cities have new reason to think carefully about municipal regulations, especially those involving zoning and building matters. Care should be taken to be sure that regulations are important enough to justify the cost of defending against damage claims likely to be encouraged by the case summarized below. It would be better to make an evaluation of your ordinances now and eliminate those that are not worth defending, than to change city regulations in the face of law suits to be expected in the future.

On June 7, 1987 the U.S. Supreme Court ruled that the U.S. Constitution requires that a property owner be compensated for economic losses incurred during the period of time in which a law or regulation, later found to be an unconstitutional taking, is in effect. Prior to the decision, municipalities could repeal the invalid regulation and not have to pay compensation for the period during which the regulation was in effect.

The case, First English Evangelical Lutheran Church of Glendale v. County of Los Angeles 55 L.W. 4781, involved a challenge by a church to an interim county ordinance prohibiting construction of any new building within a flood plain area. When the church was denied the right to build in the flood protection area, it sued and sought damages for the period of time during which it was denied the right to build.

The Court reasoned that temporary takings which, as here, deny a landowner all use of his property, are not different in kind from permanent takings, for which the constitution clearly requires compensation. The Court also found no rationale for distinguishing between regulatory takings and formal physical takings.

The Court's decision is based on a judicial assumption that the ordinance denied the church all use of its property for a considerable period of years, and they held that "invalidation of the ordinance without payment of fair value for the use of the property during this period of time would be constitutionally insufficient."

In terms of analyzing the potential impact of the case on future land use planning or other regulatory practices, it is important to recognize what the case does not stand for. The case does not stand for the proposition that all interim or permanent flood plain ordinances constitute a taking of property requiring compensation, nor does it establish a standard that would indicate when a regulation results in a taking. To the contrary, the Court acknowledges that the the county might avoid the conclusion that a compensable taking had occurred by establishing the denial of use was insulated as part of the States authority to enact safety regulations. Further, the Court stated mere fluctuations in value during the process of governmental decision making, absent extraordinary delay, are incidents of ownership and consequently, not a taking. Finally, the Court stated, "we limit our holding to the facts presented, and of course do not deal with the quite different questions that would arise in the case of normal delays in obtaining building permits, changes in zoning ordinances, variances, and the like which are not before us today."

The three dissenting justices stated that their major objection to the majority's holding is that the decision fails to establish a workable standard for distinguishing between everyday regulatory inconveniences and those so severe that they constitute a taking. They also have trouble working with the majority's distinction between non-compensable "normal delays" and delays that rise to the level of a taking. The dissent suggests that the test for regulatory takings requires an inquiry into the duration of the restriction as well as its scope and severity. The dissent simply sees the need to provide a workable standard, a standard that is so conspicuously absent from the majority opinion.

What Should Cities Do?

Cities as always should make make findings to demonstrate that their decisions are supported by legitimate health, safety and welfare concerns. Zoning and other regulations should continue to be reviewed to assure that they do not deny landowners all reasonable use of their property. Caution should be exercised to be sure that regulations are important enough to justify the cost of defending against potential claims likely to be generated by the decision. On those rare occasions when a city adopts regulations prohibiting all construction, the city should make sure that such regulations are founded on sound public safety concerns. Finally, the decision seems to say that cities are protected from allegations based on normal delays in the planning process. In this regard, care should be taken to make sure that regulatory and planning activities do not become dilatory.



league of minnesota cities

MEMORANDUM

June 18, 1987

TO: Mayors, Managers, Clerks

FROM: Ann Higgins, Federal Liaison/Program Development

SUBJECT: 1987 NLC Congress of Cities, December 12-16

Enclosed please find the NLC conference program brochure for the 1987 NLC Congress of Cities, December 12 - 16, in Las Vegas, Nevada. It is very important to pay particular attention to instructions for making hotel reservation requests. You must complete NLC conference registration requirements in order to obtain hotel accommodations. No hotel reservations will be accepted without conference registration and none will be accepted by phone. Please observe all deadlines for advance registration and hotel reservations.

The League is making arrangements with International Tours Travel Agency in St. Paul, to book space on airline flights for the conference and will send that information to you as soon as possible. Please comply with reservation instructions and deadlines to assure lowest possible airfares and confirmation of reservations you request.

It is very important to send an advance housing deposit equal to one night's room charge per number of rooms requested prior to November 12 or the reservations may be automatically cancelled by the hotel. The deposit must be sent directly to the hotel where reservations have been made. The guarantee with a national credit card or city check for the deposit must be sent as soon as you receive reservation confirmation(s) from the hotel. Do not send housing deposits to NLC. If your city wishes to issue purchase orders, vouchers, etc., those must be submitted to the hotel(s) 4 weeks in advance of arrival and are subject to credit approval by the hotel.

Although the deadline for hotel reservation requests is November 6, it is important to complete accommodation reservations requests as soon as possible, along with conference registration and airline reservations. Please note that September 4 is the final postmark deadline for NLC Early Registration.

NLC Policy Committees meet to consider national municipal policy recommendations on Sunday, December 13. City officials who are members of NLC Policy Committees (see list below) will be expected

to attend those meetings and should make arrangements to arrive at the conference on Saturday, December 12, in order to attend those meetings.

LMC members of 1987 NLC Steering and Policy Committees:

Community & Economic Development

SC: Tony Scallon, Councilmem., Mpls.

Joyce Benson, Councilmem., Duluth
Joanell Drystad, Mayor, Red Wing
Robert DeGhetto, Councilmem., Minnetonka
Mark Mahon, Councilmem., Bloomington
Leland Swanson, Mayor, Morris

Human Development

Chair:

James Scheibel, Councilmem., St. Paul
SC: Mike Paymar, Councilmem., Duluth

Barbara Carlson, Councilmem., Mpls.
Chuck Hazama, Mayor, Rochester
Clarence Ranallo, Councilmem.,
St. Anthony
Leon Steiner, Councilmem., Albert Lea
Liz Witt, Councilmem., Mendota Heights

Energy, Environment & Natural Resources

SC: Steve Cramer, Councilmem., Mpls.

Bernie Beerman, Councilmem., Inver Grove Hts.
Edwina Garcia, Councilmem., Richfield
Dean Massett, Council Adm., Red Wing
Robert Mattson, Councilmem., Roseville
Jim Salk, Councilmem., St. Cloud

Finance, Adm. & Intergov. Relations

SC: Millie MacLeod, Councilmem.,
Moorhead
Cynthia Albright, Councilmem.,
Duluth
Larry Bakken, Councilmem.,
Golden Valley
Janel Bush, Federal Liaison,
Minneapolis
Donald Ramstad, Councilmem.,

Transportation & Communications

SC: James Krautkremer, Mayor, Brooklyn Park

Tom Aaker, Mayor, Crystal
Robert Benke, Mayor, New Brighton
Chuck Dehn, Councilmember, Maple Grove
William Gill, Mayor, Northfield
Robert Sundland, Mayor, St. Anthony
Peter Sollinger, Councilmem., Rochester

Enclosure

MEMORANDUM

TO: Walter R. Fehst, City Manager
Alternates - Five Cities Transportation Project

FROM: Judith A. Raether

DATE: June 16, 1987

RE: Five Cities Transportation Project - May Statistics.

Total number of one way trips: 468 - Good!

Popular trips in May: Thorsen open house, Hiking - Lake Nakomis, Brookdale/ Library, Golden Gala, Hiking Baker Park, Leisure Time, Thorsen Cook-Out, Vo-tech Luncheon, Ridgedale, Friendly Robins Club.

Crystal/New Hope

Individuals Served: 82

of One Way trips: 224 Super!

Dates	# of Riders	Destination
May 6	6	Thorsen
May 7	30	Brookdale/Library
May 12	2	Golden Gala
May 13	11	Thorsen Cook-Out
May 18	7	Pulaskis
May 20	8	Thorsen
May 21	27	Vo-tech luncheon
May 22	13	Ridgedale
May 27	8	Thorsen

Golden Valley

Individuals Served: 38

of One Way trips: 76 Good!

Dates	# of Riders	Destination
May 5	25	Hiking-Lake Nakomis
May 12	4	Golden Gala
May 15	6	Brookdale
May 27	3	Brookview

Brooklyn Center

Individuals Served: 18

of One Way Trips: 64 Good!

Dates	# of Riders	Destination
May 1	3	Earle Brown
May 5	3	Groceries
May 6	3	Leisure Time
May 12	2	C.E.A.P.
May 13	8	Leisure Time
May 15	3	Earle Brown
May 19	3	Groceries
May 20	3	Leisure Time
May 27	4	Leisure Time

Robbinsdale

Individuals Served: 25

of One Way trips: 68

Dates	# of Riders	Destination
May 12	13	Golden Gala/Hiking
May 13	5	Friendly Robins
May 15	1	Brookdale
May 26	6	Thorsen-Congregate
May 27	8	Friendly Robins
May 29	1	Brookdale

JAR:ln

LeFevere
Lefler
Kennedy
O'Brien &
Drawz

a Professional
Association

2000 First Bank Place West
Minneapolis
Minnesota 55402

Telephone (612) 333-0543
Telecopier (612) 333-0540

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Herbert P. Lefler
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John E. Drawz
David J. Kennedy
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John B. Dean
Glenn E. Purdue
Richard J. Schieffer
Charles L. LeFevere
Herbert P. Lefler III
James J. Thomson, Jr.
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Dayle Nolan
Brian F. Rice
John G. Kressel
James M. Strommen
Ronald H. Batty
William P. Jordan
Kurt J. Erickson
William R. Skallerud
Rodney D. Anderson
Corrine A. Heine
David D. Beaudoin
Paul E. Rasmussen
Steven M. Tallen
Mary F. Skala
Christopher J. Harristhal
Timothy J. Pawlenty
Rolf A. Sponheim

June 22, 1987

Mr. Jack Irving
City Manager
CITY OF CRYSTAL
4141 Douglas Drive North
Crystal, Minnesota 55422

RE: Crystal Green v. City of Crystal

Dear Jack:

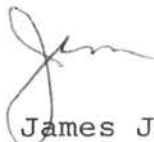
Enclosed is a copy of Judge Schiefelbein's Order granting our motion for summary judgment. The gist of the Order is that Judge Schiefelbein has ruled that the developer cannot challenge the dedication requirement after the final plat has been approved and recorded.

There is a good likelihood that the plaintiff will appeal the ruling. Any appeal must be made within ninety days of the date that the judgment is actually entered at the trial court level. It normally takes approximately two weeks for the trial court to enter judgment after the order is issued.

I will keep you advised as to the status of the case.

Sincerely,

LeFEVERE, LEFLER, KENNEDY,
O'BRIEN & DRAWZ



James J. Thomson, Jr.

JJT/kjj

cc: David J. Kennedy

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Lefler
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Christopher J. Harristhal
Timothy J. Pawlenty
Rolf A. Sponheim

June 22, 1987

Mr. Stanley Peskar
General Counsel
League of Minnesota Cities
183 University Avenue East
St. Paul, Minnesota 55101

RE: Crystal Green v. City of Crystal

Dear Stan:

Enclosed is a copy of a ruling by Judge Schiefelbein in the above-entitled matter. The issue in the case was whether the developer could challenge a dedication requirement after the final plat had been approved and recorded. Judge Schiefelbein ruled that the developer was precluded from challenging the dedication requirement.

I expect that the plaintiff will be appealing Judge Schiefelbein's ruling. It seems to me that the issue is an important one to all municipalities, and it would be helpful if the League filed an amicus brief on behalf of the City.

The purpose of my sending you the Order at this time is to give you as much advance notice as possible regarding the possible appeal. I will let you know as soon as I have received a notice of appeal so that you can make a decision at that time as to whether you will be able to file an amicus brief.

Sincerely,

LeFEVERE, LEFLER, KENNEDY,
O'BRIEN & DRAWZ



James J. Thomson, Jr.

JJT (kjj)

cc: Jack Irving
David J. Kennedy



BULLETIN

June 18, 1987

TO: AMM Member City Officials

FROM: Neil Peterson, President

RE: Membership on AMM Legislative Policy Committee

-THE AMM NEEDS YOUR HELP

-BE PART OF THE AMM VOICE

-BECOME INVOLVED

-MAKE YOUR CITY'S POSITION FELT

APPLY FOR A POSITION ON AN AMM POLICY COMMITTEE

We, as city officials, cannot afford to be silent. Please take a few minutes to read the brief description of the five standing committees and volunteer a small amount of your valuable time to make an impact by filling in and returning the attached form. The committees will meet in August and September approximately four times each year. The Board of Directors will be making two year appointments in mid July and would like a clear indication of all persons who are willing to give a small part of their time and energy to serve on one or more of these committees.

Mayors, Councilmember, Managers, and Administrators will receive this Bulletin individually. However, if other city employees such as finance directors, housing officers, planners, etc. would like to serve, please submit their names.

The Board would also welcome any suggestions for specific issues or concerns to be studied by the committees. If you have questions, please contact either Roger Peterson or Vern Peterson in the AMM Office (227-5600).

(over)

COMMITTEE DESCRIPTIONS:

1. METROPOLITAN AGENCIES COMMITTEE

Considers legislative issues and non-legislative issues related to the Metropolitan Council and Metropolitan Commissions. The Committee looks at the structure and relationship between these regional entities and local units of government and reviews amendments to Metropolitan Development Guide Chapters or any new chapters developed. In past years, the Committee has developed policy on land use planning, metropolitan significance, solid waste management, Met Council selection process, etc.

2. MUNICIPAL REVENUES COMMITTEE

Considers any matter concerning revenues, taxes, and city expenditures. Included are state aid formulas, state aid dollars, levy limits, property tax assessments, tax increment financing, fiscal disparities, and re-development funding methods. The Committee will be looking very carefully at the effects of the state aid formula and levy limit modifications.

3. HOUSING AND ECONOMIC DEVELOPMENT

Concerns itself with all issues related to economic development and housing including subsidized housing, affordable housing, and activities of the Metropolitan HRA. Reviews amendments to the Metropolitan Council's Housing Guide Chapter with particular emphasis on low and moderate income housing concerns. Will review legislation dealing with EDA's, HRA's, TIF, etc.

4. GENERAL LEGISLATION COMMITTEE

Examine issues which have impact on metropolitan area cities outside the scope of other AMM committees. In the past, this Committee developed policy on municipal self insurance, municipal consolidation, pensions, cable communications, PELRA Amendments, etc.

5. TRANSPORTATION COMMITTEE

Studies major issues related to transportation and transit at the metropolitan, state and federal levels. The ten (10) elected officials who represent the AMM on the Transportation Advisory Board (TAB) and the eight (8) city staff officials who represent the AMM on the Technical Advisory Committee (TAC) are encouraged to be members of this Committee along with other city officials.

ASSOCIATION OF METROPOLITAN MUNICIPALITIES

(Please return by not later than July 1st.)

NAME _____ CITY POSITION _____

CITY _____

PREFERRED MAILING ADDRESS _____
(street)

_____ (city) _____ (zip code)

PREFERRED TELEPHONE CONTACT NUMBER _____

PLEASE INDICATE COMMITTEE CHOICE
(1st. and 2nd.)

MUNICIPAL REVENUES _____

METROPOLITAN AGENCIES _____

HOUSING AND ECONOMIC DEVELOPMENT _____

GENERAL LEGISLATION _____

TRANSPORTATION _____

SUGGESTED ISSUES TO BE STUDIED: _____

PLEASE RETURN TO:

Association of Metropolitan Municipalities

183 University Ave., East

St. Paul, Minnesota 55101

Attention: Carol Williams

RESOLUTION NO. 87 -

RESOLUTION AUTHORIZING APPLICATION FOR
METROPOLITAN COUNCIL
TONAGE PAYMENT PROGRAM

WHEREAS, a \$4/ton rebate is available to the City of Crystal for residential recycling efforts of the past nine months through the Metropolitan Council's Tonage Payment Program; and

WHEREAS, there are two volunteer groups in Crystal, Boy Scout Troop 530 and St. Raphael's School's Athletic Association, which conduct recycling programs that qualify for this rebate along with the City's waste oil collection; and

WHEREAS, the City of Crystal appreciates these voluntary recycling efforts;

NOW, THEREFORE, BE IT RESOLVED, by the City Council, City of Crystal, Minnesota, that staff be authorized to apply for the Metropolitan Council tonage payments on behalf of the volunteer groups; and

BE IT FURTHER RESOLVED that the rebate monies be refunded back to Boy Scout Troop 530 and St. Raphael's School's Athletic Association for conducting the recycling programs.

BUSINESSES/VOLUNTEER GROUPS INVOLVED IN RECYCLING

NAME	ADDRESS	MATERIALS RECYCLED	TONS IN PAST 9 MOS.	REBATE \$4/TON for 9 MOS.
Brunswick United Methodist Church (Boy Scout Troop 530)	42nd & Brunswick	Newspaper Aluminum Glass	30 tons* 1 ton* 9 tons*	\$120.00 .40 36.00
St. Raphael's School (Athletic Association)	7301 Bass Lake Rd.	Newspapers	135.73 tons	542.92
City of Crystal	4141 Douglas Drive	Waste Oil	22.5 tons*	<u>90.00</u>
			Total	\$789.32
			City	90.00
			Volunteers	699.32

*Estimated figures at this time

16

HENNEPIN COUNTY
SPECIAL WASTE COLLECTION 1987

DATES AND TIMES:

September 12, 19 and 26, 1987. Open from 8 to 4 pm on each of these Saturdays

LOCATIONS:

September 12 - the area covered would be the south and western suburbs from Richfield and Bloomington to St. Louis Park and out to Minnetonka, Excelsior and Minnetrista, including all those suburbs in this general area. Targeted collection cites are in Richfield, Bloomington, Hopkins, St. Louis Park, Minnetonka and Shorewood.

September 19 - the City of Minneapolis would be the area served, with collection sites at the city public works facilities.

September 26 - the north and western suburbs would be covered; from Brooklyn Center, Robbinsdale and Golden Valley, out to Independence, Maple Plain and Long Lake, including all the suburbs in this general area. Targeted collection sites are in Corcoran, Osseo, Orono, Plymouth, Golden Valley and Crystal.

STAFFING:

Each site requires a minimum of 50 personnel or volunteers in five-hour shifts, in addition to the county personnel. These volunteers and personnel will handle jobs such as traffic control, waste sorting and paint bulking.

SUPERVISION:

Hennepin County will provide one on-site supervisor and one safety officer per site for the collection day. The County will also provide all necessary training prior to the collection day itself.

MATERIALS COLLECTED:

It is expected that participants will bring household quantities of unusable pesticides, solvents, paints, hobby chemicals and a variety of other household chemicals. Waste oil will be excluded from the collections.

HOW MATERIALS ARE MANAGED:

The wastes brought by participants are separated into broad categories by the personnel and volunteers. The paint is bulked into 55-gallon drums by workers equipped for this task. All the remaining waste is packaged and bulked by a licensed hazardous waste disposal contractor. When all the waste is properly inventoried, packaged and manifested, it is sent to several EPA licensed facilities for incineration or other appropriate disposal. Hennepin County will pay for all the contracted handling, transportation and disposal costs.

ROLES

COUNTY:

Provide for equipment, handling and disposal of waste, coordination, advertising, supervision and training of workers. Make available four sites for collections.

CITIES:

Provide the remainder of the sites for the project, assist in publicizing the local collection, provide personnel and volunteers to work the collection itself.

COMMUNITY AND OTHER GROUPS:

Provide volunteers to work at the collections and help publicize them.

QUESTIONS AND ANSWERS ABOUT SPECIAL WASTE COLLECTIONS

WHAT ARE SPECIAL HOUSEHOLD WASTES?

They are unusable amounts of things like; car service products, pesticides, solvents, corrosive cleaners, paint thinners, wood preservatives, and hobby chemicals. They can be found in almost all basements, garages, attics or even under the kitchen sink.

WHAT HAZARDS DO THEY PRESENT?

Stored waste can be the cause of a poisoning or fire in the home. Or they can be disposed of improperly in the sewer or into a landfill and cause injury to trash haulers or the groundwater supply from which we draw drinking water. Landfills and sewage treatment plants are not designed to handle many of the household chemicals.

WHY ORGANIZE A SPECIAL WASTE COLLECTION SUCH AS THIS?

Because counties and cities, in fact everyone, need to be more concerned with proper management of hazardous household products. These collections serve a dual role; they provide a safe disposal option for those who bring their hazardous waste and they also serve to educate people towards better management of their unwanted household products.

HAS THIS TYPE OF COLLECTION BEEN DONE BEFORE?

Yes, the County ran a very successful pilot collection project in Hopkins on October 18 and 19, 1986, for residents of St. Louis Park, Edina and Hopkins. The success of this project was partially the reason for considering a County-wide series of collections.

In addition, the Minnesota Pollution Control Agency has co-sponsored more than a dozen collection projects throughout the state over the past two years.

Agenda Item No. 14

MINNESOTA TRANSPORTATION DEPARTMENT

TRAFFIC CONTROL SIGNAL

AGREEMENT NO. 64122

BETWEEN

THE STATE OF MINNESOTA, DEPARTMENT OF TRANSPORTATION

AND

THE COUNTY OF HENNEPIN

AND

THE CITY OF CRYSTAL

TO

Remove the existing Traffic Control Signal and Install a new Traffic Control Signal with Street Lights and Signing on Trunk Highway No. 169 at County State Aid Highway No. 10 (Bass Lake Road) in Crystal, Hennepin County, Minnesota.

S.P. 2721-98

S.A.P. 27-610-16

S.A.P. 116-010-06

S.A.P. 116-050-34

Prepared by Traffic Engineering

ESTIMATED AMOUNT RECEIVABLE

None

AMOUNT ENCUMBERED

\$42,400.00

myr

THIS AGREEMENT made and entered into by and between the State of Minnesota, Department of Transportation, hereinafter referred to as the "State", and the County of Hennepin, hereinafter referred to as the "County," and the City of Crystal, hereinafter referred to as the "City", WITNESSETH:

WHEREAS, it is justified and considered mutually desirable to remove the existing traffic control signal and install a new traffic control signal with street lights and signing at the intersection of Trunk Highway No. 169 at County State Aid Highway No. 10 (Bass Lake Road); and

WHEREAS, the County, City and State will participate in the cost, maintenance and operation of the traffic control signal with street lights and signing as hereinafter set forth;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. The County shall prepare the necessary plan, specifications and proposal and shall perform the engineering and inspection required to complete the items of work hereinafter set forth. Such work as described immediately above shall constitute "Engineering and Inspection" and shall be so referred to hereinafter.

2. The contract cost of the work, or if the work is not contracted, the cost of all labor, materials, and equipment rental required to complete the work, except the cost of providing the power supply to the service pole or pad, shall

constitute the actual "Construction Cost" and shall be so referred to hereinafter.

3. The County with its own forces and equipment or by contract shall remove the existing traffic control signal and install a new traffic control signal with street lights and signing in accordance with State Project No. 2721-98 and State Aid Project No.'s 27-610-16, 116-010-06, and 116-050-34 made a part hereof by reference. Estimated Construction Cost is \$80,000.00. County's share is 50 percent. State's share is 50 percent.

4. Upon completion of the work provided for in Paragraph 3 hereof to the satisfaction of the State's District Engineer at Golden Valley, the State shall pay to the County the State's share of the actual Construction Cost plus six (6) percent for the cost of Engineering and Inspection.

5. The amount to be encumbered for payment to the County from Trunk Highway Funds for the construction work performed under this Agreement is \$42,400.00 which is the State's share of the Construction, Engineering and Inspection Costs. In the event that at any time it appears that such reimbursement will exceed said sum, the County shall promptly notify the State's District Engineer at Golden Valley or his duly authorized representative of the reason for the increase in cost and the amount of additional funds necessary to complete the project. If

approved by the State's District Engineer at Golden Valley or his duly authorized representative, additional funds will be encumbered by the State and notice by the State's District Engineer at Golden Valley or his duly authorized representative to the County of that additional encumbrance will permit the County to complete the project.

6. Payment to the County will be made by the State for such work which is complete and approved and upon submission by the County of an invoice in quintuplicate itemizing the actual Construction Cost and certified by a responsible County official that said work has been completed under the terms of this agreement. The invoice and supporting records are subject to audit by the State's representative at the direction of the State.

7. In the event the County advertised for bids for all of the work in Paragraph 3 hereof, and submitted to the State a certified copy of the low bid received and an abstract of all bids received by the County, together with the County's request for concurrence by the State in the award of a construction contract. Award of the contract was made after the State advised the County in writing of its concurrence.

8. The construction work provided for herein shall be under the direction and supervision of the County. It is agreed, however, that the State shall have the right to periodically inspect said cost sharing construction work.

9. The City shall perpetuate an adequate electrical power supply to the service pad or pole, and upon completion of said traffic control signal with street lights installation shall continue to provide necessary electrical power for its operation at the cost and expense of the City.

10. Upon completion of the work contemplated in Paragraph 3 hereof, it shall be the City's responsibility, at its cost and expense, to maintain the luminaires and relamp the street lights.

11. Upon completion of the work contemplated in Paragraph 3, the County agrees to maintain and keep in repair the new traffic control signal, street lights (excluding the street light maintenance performed by the City in Paragraph 10) and signing and operate said signal, including timing, and to defend, indemnify, save and hold harmless the State and all of its agents and employees of and from any and all claims, demands, actions or causes of action of whatsoever nature or character arising out of or by reason of the performance or non-performance of the County's obligation to maintain, keep in repair and operate, including timing, the traffic control signal, street lights and signing under this paragraph.

12. Timing of the new traffic control signal provided for herein shall be determined by the County's Traffic Engineer.

WJR

13. Upon completion of the work contemplated in Paragraph 3 and the expiration of the traffic signal cabinet and control equipment warranty period, the State shall be billed annually by the County for the actual costs of labor, material, equipment and overhead in maintaining and keeping in repair the traffic control signal and signing, excluding the following: 1) relamping the traffic control signal and cleaning and painting the traffic control signal, cabinet and luminaire mast arms extensions, assigned to the County by this Agreement, and 2) maintenance of luminaires and relamping the street lights, assigned to the City by this Agreement.

14. Any and all persons engaged in the aforesaid work to be performed by the County shall not be considered employees of the State or City and any and all claims that may or might arise under the Worker's Compensation Act of this State on behalf of said employees while so engaged, and any and all claims made by any fourth party as a consequence of any act or omission on the part of said employees while so engaged of any of the work contemplated herein shall not be the obligation and responsibility of the State or City. The County shall not be responsible under the Worker's Compensation Act for an employees of the State or City.

15. Upon execution by the County, the City and the State and completion of the construction work provided for

WJR

herein, this agreement shall supersede and terminate Agreement No. 59515 dated July 25, 1979, between the parties.

16. Either the County or the State may terminate the terms and conditions covering maintenance and operation contained in Paragraphs 11, 12 and 13 upon providing 30 days notice to the other party. The County's termination must be accomplished by a resolution of the County Board. The State's termination must be accomplished by a letter from Mn/DOT's Assistant Commissioner. Upon termination it shall be the County's responsibility, at its cost and expense, to: (1) relamp the traffic control signal; and (2) clean and paint the traffic control signal, cabinet and luminaire mast arms extensions. It shall be the State's responsibility, at its cost and expense, to maintain the signing and to perform all other traffic control signal and street light maintenance (excluding the street light maintenance performed by the City in Paragraph 10). In addition, all timing of the new traffic control signal provided for herein shall be determined by the State, through its Commissioner of Transportation, and no changes shall be made therein except with the approval of the State.

CITY OF HENNEPIN

ATTEST:

Clerk of the County Board

Dated _____

By _____
Chairman of the County Board

Dated _____

RECOMMENDED FOR APPROVAL:

By _____
Director, Department
of Transportation

Dated _____

By _____
Associate County Administrator
and County Engineer

Dated _____

(County Seal)

Upon proper execution, this
agreement will be legally
valid and binding.

APPROVED AS TO EXECUTION:

By _____
Assistant County Attorney

Dated _____

By _____
Assistant County Attorney

Dated _____

vjr

CITY OF CRYSTAL

APPROVED AS TO FORM:

City Attorney

By _____
Mayor

(City Seal)

By _____
City Manager

STATE OF MINNESOTA

DEPARTMENT OF TRANSPORTATION

RECOMMENDED FOR APPROVAL:

DEPARTMENT OF TRANSPORTATION

District Engineer
Operations Division

By _____
Assistant Commissioner

Dated _____

APPROVED AS TO FORM AND EXECUTION:

DEPARTMENT OF ADMINISTRATION

Special Assistant Attorney
General-State of Minnesota

By _____

Dated _____

wjr

RESOLUTION

BE IT RESOLVED that the City of Crystal enter into an agreement with the State of Minnesota, Department of Transportation for the following purposes, to-wit:

To remove the existing traffic control signal and install a new traffic control signal with street lights and signing on Trunk Highway No. 169 at County State Aid Highway No. 10 (Bass Lake Road) in accordance with the terms and conditions set forth and contained in Agreement No. 64122, a copy of which was before the Council.

BE IT FURTHER RESOLVED that the proper City officers be and hereby are authorized to execute such agreement, and thereby assume for and on behalf of the City all of the contractual obligations contained therein.

CERTIFICATION

State of Minnesota

County of Hennepin

City of Crystal

I hereby certify that the foregoing Resolution is a true and correct copy of a resolution presented to and adopted by the Council of the City of Crystal at a duly authorized meeting thereof held on the _____ day of _____, 1987, as shown by the minutes of said meeting in my possession.

(Seal)

City Clerk

REZONING PETITION

June 8, 1987

(516)
total

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

Public Hearing at
Crystal City Hall

The undersigned respectfully submits this petition as follows:

The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
Phyllis M. Wright	3513 Yates Ave. N.	533-1788
Dan Wright	3513 YATES Ave N	533-1788
Betty R. Thole	3507 Yates Ave. No.	533-3848
John J. Thole	3507 Yates Ave. No.	533-3848
Nancy Willock	3500 Yates No	533-9142
Luis G. Proctor	3508 Yates No	537-0627
Barbara Grondlo	3516 Yates Ave N.	535-2722
Leonard J. Grondlo	3516 YATES AVE. NO.	535-2722
Beverly Geiger	3524 Yates Ave N	533-5149
Mary Bejwitt	5813 36th Ave N	535-3667
Mary Bejwitt	5913 36th Ave N	535-3417
Sharon Garland	3501 YATES Ave No	535-4016
John M. Garland	3501 YATES Ave. No.	535-4016
Rita Proctor	3508 Yates Av. NO.	537-0627
Jeffrey J. Stay	3519 YATES AVE. NO.	533-6499
Bonnie J. Stay	3519 Yates Ave No.	533-6499
Bonnie J. Stay	3519 YATES AV N.	533-6499
Eleanor M. Carl	3443 Yates Ave N.	537-3356
George Carl	3443 Yates Ave No	537-3356
Eleanor M. Franklin	3437 Yates Ave N.	537-8165

All persons in the area have been contacted by me.

Signed

Phyllis M. Wright
Phyllis M. Wright

3513 Yates Ave N.
Address

Date Filed

June 8, 1987
June 8, 1987

533-1788
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
John Franklin	3437 Yates Ave. N.	537-8165
Nancy Blorn	3431 Yates No	537-7645
Ruth A. Olsen	5802 34th Ave. N.	533-8085
John A. Olsen	5802 34th Ave. N.	533-8085
Conrad Knapik	5807-34th Ave No.	533-7486
Maria A. Strand	5801-34th Ave No	
Phyllis England	3325 Yates N.	
Don Edlund	3317 Yates Ave. N.	537-2834
Anne Edlund	3317 Yates Ave. N.	537-2834
Lucian Fjor	3309 Yates No.	533-9585
Mary Fjor	3309 Yates No.	533-9585
Wilma Loffgren	3241 Yates No	533-0133
John Loffgren	3241 Yates No.	533-0133
Carol Rupp	3233 Yates No	533-5448
Chalk Bolter	3225 Yates No.	537-8002
Erna Erdanson	3217 Yates No	535-6448
Patricia A. Scott	3209 Yates Ave No	535-3847
Ivan Stregz	5800 - 32nd Ave. N.	533-6111
Jaya Stregz	5800 - 32nd Ave. No	533-6111
Joseph B. Sears	3301 Yates Ave No	533 5005

All persons in the area have been contacted by me.

Signed

Phyllis M. Wright

3513 Yates Ave N.

Address

Date Filed

June 8, 1987
June 8, 1987

533-1788

Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

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NAME	ADDRESS	PHONE
Cynthia Kantrud	3216 Yates Ave No.	535-8707
Steven J Kantrud	3216 Yates Ave. N.	535-8707
Carol Hugelmann	3208 Yates Ave N.	536-0303
Charles Thibault	3208 Yates Ave N.	536-0303
Mary A Kennedy	2560 Brunswick Ave N	345-3279
David G. DeLoe	3160 Welcome Ave	542-8467
Helen DeChaine	3160 Welcome Ave	542-8467
Colleen M. Lundquist	3154 Welcome Ave	542-8759
Ralph M. Lundquist	3154 Welcome Ave	542-8759
Billy & Wayne J. Junt	3148 Welcome	593-9491
Rayne Junt	3148 WELCOME	593-9491
Donald W. Nick	5600-32nd Ave. N.	533-3754
Grace Partyska	5325-48th Ave. No.	537-6823
Ted Partyska	5325-48th Ave. No	537-6823
James Stein	3532 Yates Ave. No.	533-2921
Patricia Stein	3532 Yates Ave No.	533-2921
William T O'Reilly	3124 WELCOME	544-8840

All persons in the area have been contacted by me.

Signed

Phyllis M. Wright

Date Filed

June 8, 1987

3513 Yates Ave N

Address

533-1788

Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

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NAME _____

ADDRESS

PHONE

Harley H Heigel 3127 Florida N 544-2436

John H. Smith 2127 Florida Ave 554-2436

All persons in the area have been contacted by me.

Signed

Judy Shumerson
Judy Shumerson

3157 Florida

Address

Date Filed

June 8, 1987
June 8, 1987

546-225L

Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
Robert J. Miles	3132 Edgewood Ave. No.	546-1461
Maureen A. Hoeber	3140 Edgewood Ave No	544-4869
Theodore L. Hoeber	3140 Edgewood Ave. No.	544-4869
Thomas J. Corbin	3148 Edgewood Ave No	546-6860
Mr. Jerry P. Corbin	3148 Edgewood Ave No	546-6860
Harold R. Marcotte	3156 Edgewood Ave. No	545-1022
Barne Goldman	3218 Edgewood Ave N.	536 0057
Mary E. Anderson	3224 Edgewood Ave N.	535-1470
Vernon W. Anderson	3224 Edgewood Ave N.	535-1470
Mr & Mrs Melvin Brauch	3236 Edgewood Ave No	535-0764
Margaret Brauch	3242 Edgewood Ave No.	533 7622
John J. Carlson	3318 Edgewood Ave	533-7020
Jan M. Hallberg	6408-34 th Ave. N.	533-8467
Arthur E. Hallberg	6408 34 th Ave No	533 8467
Mrs Gordon Schmitt	3248 Florida Ave N.	533-2323
Gordon Schmitt	3248 Florida Ave N.	533-2323
Glen J. Tilly	3329 Florida Ave N	533 8528
Gloria J. Tilly	3329 Florida Ave No	533-8528
Kathleen A. Tilly	3329 Florida Ave No.	533-8528

All persons in the area have been contacted by me.

Signed Barbara J. Miles
Barbara J. Miles

3132-Edgewood Ave. No.
Address

Date Filed June 8, 1987
June 8, 1987

546-1461
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

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NAME	ADDRESS	PHONE
Don Savage	2732 Zane Ave No	541-9680
Don Savage	2732 ZANE AVE NO,	541-9680
Daniel Jones	2724 Zane Ave. N.	541-5303
Richard J. Enns	2716 ZANE Ave N.	546-8108
Richard J. Enns	5524- 27th Ave N	545-9025
Ken Mattimore	2718- Zane Ave	545-6683
Mona Cole	2721 Zane Ave N	545-6717
Carl Cole	2721 Zane Ave No	545-6717
Carol Cole	2731 Zane Ave NO.	542-8528
Jane A. Ignawischer	5809 29th Ave. W.	546-5765
James W. Ignawischer	5809 29th Ave N.	546-5765
Diane Hammes	5932 21st Place W	544-0468
LeRoy Miska	3414 Xenia Ave. N.	533-1718
Lindy Reilly	3201 Brunswick Ave N	533-0531
Stephanie Trusold	2733 Brookridge Ave	541-4874
Ed M. L.	2733 Brookridge Ave	541-4874
Jay Hawes	3100 Welcome Ave N	593-9603
Thomas E. Hawes	3100 Welcome Ave N	593-9603

All persons in the area have been contacted by me.

Signed South Jeffery

Date Filed 6/8/87

3454 Brunswick No.

Address

537-7691

Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
Joanne M. Mortenson	3139 Florida Ave No	545-4846
Barb Gallagher	3151 Florida Ave No	545-0559
Cheryl Hanson	2908 Edgewood No	541-1163
Judy Ellen Shuneson	3157 Florida	546-2256
Carole Wagon	2947 Idaho Ave N.	545-8935
Cory A. Platt	3145 FLORIDA AVE. N.	545-2280
Met Lejcher	3024 No. Florida Ave	545 4531
Lawrence E. Gallagher	3151 Florida Ave. No.	545-0559
Dorey Shuneson	3157 Florida ave NO	546-2256
Barbara Dahl	3156 Florida Ave. No.	545-7057
Robert A. Dahl	3156 Florida ave. No.	545-7057
Walter Proctor	3134 Florida ave n	545-6090
Shannee	2917 Florida Ave. N.	546-2920
Rymani Wahl	3100 Georgia Ave N.	546-6617
Kay Fry	3156 Georgia Ave N.	545-3745
Lana Fry	3156 Georgia Av N	545-3745
Arthur Marling	3132 Florida Av. N.	545-3324
A. H. Stene	3132 Florida Ave. N.	545-3324
Arlene C. Stene	3132 Florida Ave. N.	545-3324
Nancy J. Thomas	3140 Florida Ave. N.	542-8312
Carol A. Heigel	3127 Florida N.	544-2436

All persons in the area have been contacted by me.

Signed Judy Shuneson
Judy Shuneson

Date Filed June 8, 1987
June 8, 1987

3157 Florida
Address
546-2256
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

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NAME	ADDRESS	PHONE
Marshall Ray Lehman	6009 29 th Place N, Crystal	546-8092
Susan R. Lewis	5941 29 th Pl. N Crystal	544-8180
Angela J. Lehman	6009 29 th Place N Crystal	546-8092
Benton Lehman	5941 29 th Place N.	544-8180
Yvonne B. Lewis	5941 29 th Pl. N.	544-8180
Charles Yablonsky	5925 N. 29 th Place	545-0841
John Yablonsky	" "	"
Greg Hammes	5932 29 th Place	544-0468
Tra N. BURMAN	5924 29 th Pl No	545-5813
Christine Dunham	5909 29 th Pl. N.	543-1572
Mark Dunham	5909 - 29 th Pl. No	543-1572
Russell	5933 29 th Pl N	546-7271
Jackie Levin	5933 29 th Pl N	✓ ✓
Milton Dunham	5909 - 29 th Pl. No	543-1572
Diane Hammes	5932 29 th Place N	544-0468
Christine Blutowski	2701 Brunswick Ave N	545-0514.
Lisa Jagmin	6001 29 th Place No.	516-1962
Larry Braufman	5917 29 th Pl No	546-7788
Margaret A. McCallum	5908 29 th Pl. No.	545-1241
Elmer A. McCallum	5908 - 29 th Pl No	545-1241

All persons in the area have been contacted by me.

Signed Marshall Lehman
Marshall Lehman

6009 29th Place N
Address

Date Filed 6-1-87

546-8092
Phone

June 1, 1987

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
Timothy Puff	6125 34 th Ave N	537-1458
Barbara Puff	6125 34 th Ave No	537-1458
Edwin D. Puumala	6021 - 34 th Ave. No.	533-7259
Luella J. Puumala	6021 - 34 th Ave. No.	533-7259
Bradley Z. Hare	5923 34 th Ave No.	533-6331
Therianne Charette	3355 Lane Ave. No.	533-2640
Laetitia M. Cole	3347 Lane Ave No	533-9090
James L. Cole	3347 Lane No.	533-9080
Marybeth Cole	3347 Lane Ave N.	533-9080
Linda J. Bergum	3339 Lane Ave N	537-6311
Sandra Bergum	3339 Lane Ave N.	537-6311
Ted Bergum	3339 Lane ave n	537-6311
Rafael Jensen	3331 Lane Ave N	533-6138
Heidi Jensen	3331 Lane Ave No	"1"
James Jensen	3331 Lane No	533-6138
Elin Hauge Oue	3325 Lane ave no	537-3313
Paul Wiggins	3313 Lane No Crystal	537-6927
Carol Salisbury	3301 Lane Ave N, Crystal	533-6536
Elinor Salisbury	3301 Lane Ave N.	533-6536
Kenna E. Clark	3255 Lane Ave N	536-1257

All persons in the area have been contacted by me.

Signed

Scott Jerry

Date Filed

June 8, 1987

3454 Brunswick No.

Address

537-7691

Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

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NAME	ADDRESS	PHONE
Joan Papp	2900 Douglas Dr. N. #140	593-9214
Joseph B. Papp	2900 Douglas Dr N #140	593-9214
Rene K. Merle	3132 Georgia Ave N	546-7001
Karen L. Speck	3811 Idaho Ave N	537-8923
Neil Speck	3811 IDAHO AVE N	537-8923
Janet Olmstead	6028 36th ave No.	536-8722
Danell Olmstead	6028 36th Ave No.	536-8722
Bessie Viola Moad	6013-36th Ave N.	537-3029
Lynn C. Ahlstrom	5915 36th Ave No.	537-1209
Sharon Allen	3539 36th Ave No	537-9576
Kathryn M. McWally	3531 ZANE AVE NO	535-7408
Walter T. McWally	3531 ZANE AVE NO.	535-2428
John M. Anderson	3517 Zane Ave. No.	533-1963
Donna Jeff	3505 ZANE AVE NO	537 1809
Larry Jason Wiley	3443 Zane Ave N.	535-8349
Marilyn P. Russell	3437 Zane Ave N.	536-0242
Eva Stockbueger	3429 Zane Ave. No.	533-6990
David P. Denton	3415 Zane Ave. N.	535-8249
Gregg Rasmussen	3401 ZANE AVE. NO.	533-8837
Gregg Rasmussen	"	"

All persons in the area have been contacted by me.

Signed Marianne Jeffy
Marianne Jeffy

3454 Brunswick Ave N.
Address

Date Filed June 8, 1987
June 8, 1987

537-7691
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

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NAME	ADDRESS	PHONE
Gregory K. Lander	5924 34 th Ave No.	537-6924
Cecilia L. Kunkler	6000 - 34 Ave No	533-8354
Brenda Peck	6010 - 34 th Ave N	535-6554
Bernadine B. Korman	3507 Adair Ave. N.	537-1749
John P. Korman	3507 Adair Ave. No	537-1749
John P. Korman	6213 - 34 th Ave No.	537-1122
Cecilia A. Ryan	6203 34 th Ave No	533-0817
John M. Ryan	6203 34 th Ave No	533-0817
Chester A. Deshorsky	6009 34 th Ave No	537-5387
Genevieve L. Crawford	5917-34 Ave. No	537-1712
Michael J. Zimmerman	5825 34 th Ave.	535-1415
John N. Jones	2900 N. Douglas Dr.	546-7899
Luella G. Kline	3342 Zane No	537-4983
Donna L. Kline	3342 Zane Ave No	537-4983
Donald J. DeMaus	3884 Zane N.	537-2080
Linda Henke	3105 Vera Cruz N	546-1150.
James Brunk	3306 Zane Av.	537-7530
Susan M. Novack	3306 Zane Ave.	537-6553
Christine M. Novack	3306 Zane Ave N.	537-6553
James L. Smith	3250 Zane Ave W.	533-3796

All persons in the area have been contacted by me.

Signed Marianne Jeffy
Marianne Jeffy

3454 Brunswick Ave N.
Address

Date Filed June 8, 1987
June 8, 1987

537-7691
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
Nelda Louise Leckner	3457 Brunswick Ave No.	537-1697
Marvin J. Leckner	3457 Brunswick Ave No.	537-1697
Tom Boettcher	3451 Brunswick Ave N.	533-5820
Mike Wille	3505 Brunswick Ave N	537-2934
Thorwald Thomsen	3504 Brunswick Ave No.	537-1459
Donald E. Camp	3513 Brunswick	537-6368
Mabel Thomsen	3504 "	537-1459
Susan Boettcher	3451 Brunswick Ave N.	533-5820
Eric M. Jaeger	3442 " "	537-0560
Dore E. Camp	3513 Brunswick Ave N.	537-6368
Alan Santo	3401 Brunswick Ave No.	537-3324
Art Santo	3401 Brunswick Ave No.	537-3324
Art Santo Eleanor Jones	3433 Brunswick ..	533-9779
Carol Jones	3433 Brunswick Ave.	533-9779
David M. Spencer	3425 Brunswick Ave. N.	537-8943
Peggy Bennett	3419 Brunswick Ave. N.	536-0011
P. L. Knick	3412 Brunswick Ave N	537-3750
Shirley Knick	3412 Brunswick Ave N.	537-3750
Carol Kusko	3418 Brunswick Ave. N.	533-8809
Carol Kusko Jr.	3418 Brunswick Ave N	533-8809

All persons in the area have been contacted by me.

Signed Nelda Louise Leckner
Nelda Louise Leckner

3457 Brunswick Ave No.
Crystal, MN 55422
537-1697
Address
Phone

Date Filed June 8, 1987
June 8, 1987

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
Marianna Jeffy	3454 Brunswick Ave N	537-76 91
Scott Jeffy	3454 Brunswick NO	537-7691
Mary J Deegan	3555 Brunswick N	533-9280
M. J. Lobes	6000 36th Ave N.	535-0685
Michelle K. Johnson	5911-36th Ave N	535-9048
J. D. D.	5918 36th Ave N	535-9048
Samuel J. Blyth	5816 36th AVE N	537-8789
Donald V. Nien	3520 Zane Ave N.	536-0450
Nancy Narr	3520 Zane Ave. N.	536-0450
Carol Anderson	3517 Zane Ave. N.	533-1963
Al Mahle	3448 Zane Ave	537-3702
Vivian Mahle	" "	" "
Lucille Sherman	3426 ZANE AVE NO.	535-9495
Mary Sandberg	3426 ZANE AVE NO	535-9495
Patricia K. Bressler	3540 Hampshire NO	533-8852
Tom Breh	6519 DOUGLAS AVE. NO.	535-5814
Cheryl Crockett	3036 Wisconsin Ave N	544-2174
Allen Liddigs	6109 34th Ave N	533-8728
Ivor Carlson	6117 34th Ave North	533-2697
Edna Carlson	" "	" "

All persons in the area have been contacted by me.

Signed

Scott Jeffy

Date Filed

June 8, 1987

3454 Brunswick NO.

Address

537-7691

Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

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NAME	ADDRESS	PHONE
Diane M. Knight	3136 Hampshire Ave N.	593-0807
Don & Kathleen Deike	6620 31st Ave	546-3728
Jim Deike	3116 Hampshire Ave No.	545-1003
Jim Buck	3126 Hampshire Ave No.	593-1606
Ch. Knight	3136 Hampshire Ave N	593-0807
Jimmy Dals	3340 Utah Ave No	546-7079
Joel & Frang	3043 Hampshire Ave No	545-7000
Mary K. Frang	3043 Hampshire Ave No	545-7000
Wm. A. Falk	3101 Idaho Ave No	545-4796
Kathy E. Falk	3101 Idaho Ave No.	545-4796
Y. C. Doudgasky	6606 - 32nd Ave No	535-4036
Kelowna Doudgasky	6606 - 32nd Ave No	535-4036
Tom Doudgasky	6606 - 32nd Ave No.	535-4036
Jeffrey D. Meier	3116 3244 Hampshire Ave N.	537-3294
Sharon M. Meier	3116 3244 Hampshire	537-3294

All persons in the area have been contacted by me.

Signed Ralph Dorweiler
Ralph Dorweiler

3206 Hampshire Ave N
Address

Date Filed June 8, 1987
June 8, 1987

Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

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NAME	ADDRESS	PHONE
Janet M. Seekon	3248 Adair Ave No	533-0948
Harley Bakken	3260 Adair Ave No.	535-9118
Charene Caron	3254 Adair Ave No	535 0402
Marcene Bakken	3260 Adair Ave No	535-9118
Corinne Caron	3254 Adair No.	535 0402
Wayne Loft	3265 Adair Ave N	533-0701
Thorne Miller	3249 Adair Ave	535 3298
Doreen Emergency	3237 Adair Ave	533-2274
Dano Emergency	" " "	" "
Dennis Breager	3219 Adair Ave N.	533-3656
Mary Ann Daigle	3220 Adair Ave.	533-9943
John M. Daigle	3220 Adair Ave N	" "
Joy Dalinger	3230 Adair N.	537-4158
Kelly Jo Dolovich	3230 Adair N	537-4158
Rolf L Strand	3236 Adair N	535 7828
Phinam Strand	3236 Adair Ave N	535-7828
Donna M. Strand	3307 Adair Ave N.	535-7222
Kathleen K. Peters	3300 Adair Ave N	536-1030
Verja Kihle	3306 Adair Ave. N.	533-7271
Helen C. Kihle	3306 Adair Ave. N.	533-7271

All persons in the area have been contacted by me.

Signed

Jan Seekon
Jan Seekon

Date Filed

5/28/87
May 28, 1987

3248 Adair Ave No

Address

533-0948

Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
John Bowden	5801-29th Ave N	544-1450
Ray M Lee	6109 MEDWICK CREEK RD.	546.3044
Sue Raia	5717- 29th Ave N	544-4114
Beverly Hanson	2701 Lamp Lighter Lane	545-5227
Mark Oldhuesch	2708 Lamp Lighter Ln.	544-5988
Bradley Johnson	2700 Lamp Lighter Lane	545-6033
R.J. Peppin	2716 Lamp Lighter Lane	546-0154
Mary Peppin	2716 Lamp Lighter Ln.	546-0154
Sandra Marschke	2724 Lamp Lighter Ln.	544-7114
Laela Bergquist	2748 Brookridge	545-4837
Paul Ruch	"	"
Wayne Gorian	2742 Brookridge	542-9898
Sonia B. Gorian	2742 Brookridge Ave. N.	542-9898
Stacy Gorian	2742 Brookridge Ave N	542-9898
Janet E. Kogan	2724 Brookridge Ave. N	546-5251
William J. Kogan	2724 Brookridge Ave. N	546-5251
Ed. Strum	2712 Brookridge Ave	545-8112
Herb Edw Quinn	2706 Brookridge Ave N.	546-1938
Evangelina Ellison	2703 Brookridge Ave No	545-4994
Ch. Ellis	2703 " " "	"

All persons in the area have been contacted by me.

Signed Susan Raia
Susan Raia

Date Filed June 8, 1987
June 8, 1987

5717-29th Ave N.
Address
544-4114
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

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NAME	ADDRESS	PHONE
Eugene G. Messly J	5900 29 th Plzcc N	544-0827
Peggy Messly	5900 - 29 th Pl N	544-0827
Rita Friedman	5908 Med. Lk. Rd.	546-2817
John M. Friedman	5908 Med. Lk. Rd.	546-2817
Barbara Schwartz	5916 Med. Lk. Rd.	545-6278
Barthony Schwartz	5916 Medicine Lk. Rd.	545-6278
Mildred Whittell	5924 ✓ ✓ ✓	544-1830
Harriet Reiss	5932 " " "	544-8016
Donald E. Etkin	6024 ✓ ✓ ✓	544-9889
Clifford L. Behr	6033 Medicine Lk Rd	544-9451
Myma R. Behr	6033 Medicine Lk. Rd.	544-9451

All persons in the area have been contacted by me.

Signed Marshall Lehman
Marshall Lehman

6009 29th Place N
Address

Date Filed 6-1-87
June 1, 1987

546-8092
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
<i>[Signature]</i>	3419 Brunswick Ave N	536-0011
Linda Robinson	3424 Brunswick Ave N	537-4406
<i>[Signature]</i>	3424 Brunswick Ave N	537-4406
Don McDevette	3430 Brunswick Ave N	536-8826
Dorothy Hest	3528 Brunswick Ave N	637-2356
Lester Kip	3538 Brunswick Ave N	533-4415
Arthur Jensen	4023 36th Ave No	535-1394
Jeffrey Johnson	3548 Brunswick Ave N	533-7168
Lamela Johnson	3548 Brunswick No	533-7168
Thomas R. Hase	3535 BRUNSWICK AVE. No	533-1702
Barbara A. Hase	3535 Brunswick Ave. No	533-1702
Malik Hase	3517 Brunswick Ave No	535-7666
<i>[Signature]</i>	3517 Brunswick Ave No	535-7666
James T. Hansen	3425 Brunswick Ave No	537-8943
Susan D. Gunther	3400 Brunswick Av. No.	533-2590
Cristen R. Gunther	"	"
Ronald Zbracki	3512 Brunswick Ave No	535-7490

All persons in the area have been contacted by me.

Signed *Nelda Louise Leckner*
Nelda Louise Leckner

3457 Brunswick Ave No.
Crystal MN 55422
537-1697
Address
Phone

Date Filed *June 8, 1987*
June 8, 1987

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
Wm Russell	3307 BRUNSWICK	537-2535
Verina Russell	3307 Brunswick No	537-2535
Gwendolene M. Lange	3319 Brunswick No.	537-2070
Karen M. Lange	3319 Brunswick N	533-2473
Robert G. Lange	3319 BRUNSWICK AVE. N.	533-2473
Mildred A. Miller	3313 Brunswick No.	533-9809
Dorothy V. Bellings	3259 Brunswick No.	533-1314
D. F. Hall	3260 Brunswick No.	537-5118
J. Halloran	3210 Brunswick	537-5118
Judy Swanson	3224 Brunswick	536-8843
Chuck Swanson	3224 Brunswick	536-8843
Mary Catherine Krogeth	3236 Brunswick N	537-6660
Bruce Krogeth	3236 Brunswick No	537-6660
Judith A. Linderholm	3242 Brunswick No	537-6046
Barbara Bender	3247 Brunswick No	535-0389
Randy Bender	3248 Brunswick No	537-8291
RITA MUSTAPHI	3300 BRUNSWICK AVENUE	537-8291
Russell Wall	3312 Brunswick Ave No	533-9055
Ken Lindquist	3318 Brunswick Ave No	535-1207
Mary Ellen Hutchins	3326 Brunswick	537-3226

All persons in the area have been contacted by me.

Signed

Doris C. Slough

Date Filed

June 8, 1987

3301 Brunswick Avenue

Address

537-8158

Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
Raymond Hutchins	3326 Brunswick	537-3226
Carsten R. Linthier	3400 Brunswick Ave N	533-2590
Don J. Fox	6101 34 th Ave N.	537-3725
Kathy Leigh	3343 Brunswick N.	535-4102
John Leigh	3343 Brunswick N.	535-4102
Ed Dulpner	3337 Brunswick No. 4 th	533-8600
Beverly Deepner	3337 Brunswick No. 4 th	537-2634
Michael J. Brown	6017 N 29 th	545-5471
Barbara A. Wall	3332 Brunswick Ave. No.	533-4036
Doris C. Slough	3301 Brunswick Ave. No.	537-8158
Prof. J. Walendy	3254 BRUNSWICK AVE. NO.	536-9983
Diane L. Brunsing	3140 Louisiana Ave. No.	545-3463
Don & M. D. D.	3200 Colorado Ave No	535-4680
Dorion L. Slough	3301 Brunswick Ave No	533 3344

All persons in the area have been contacted by me.

Signed Doris C. Slough
Doris C. Slough

Date Filed June 8, 1987
June 8, 1987

14
3301 Brunswick Ave No
Address
537-8158
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

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Be sure you have *amples* so we can
here you

NAME	ADDRESS	PHONE
Mary K. Schaper	3141 Edgewood Ave. N.	546-0162
Mari Schaper	3141 Edgewood Ave N	546-0162
Barbara Miles	3132 Edgewood Ave. No	546-1461
Barb Ross	3133 Edgewood Ave No	545-7122
Pat D. Bette	3157 EDGEWOOD AVE NO.	593-9331
Sandra Lee Clark	3207 Edgewood Ave No	535-5813
Paul A. Olson	3225 Edgewood Ave.	535-1596
E. S. Henry Senko	3231 Edgewood Ave N.	537-1412
Valery S. Kuhlman	3239 Edgewood Ave N	535-8245
John S. Silcott	3301 Edgewood No	535-1952
Gregory M. Jell	3319 Edgewood N.	533-5132
Angil H. Marshuk	3357 Edgewood N.	533-8488
Jennifer J. Harris	3402 FLORIDA AV. N.	535-4975
Doug Town	3340 Florida Av No	537-0432
Sheri Novalany	3149 Edgewood Ave No	545-4328
Dave Novalany	3149 Edgewood Ave No	545-4328
Paula S. Bette	3157 Edgewood Ave No.	593-9331

All persons in the area have been contacted by me.

Signed Mary K. Schaper
Mary K. Schaper

3141 Edgewood Ave. N.
Address

Date Filed June 8, 1987
June 8, 1987

546-0162
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

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[illegible]

All persons in the area have been contacted by me.

Signed Susan Raia
Susan Raia

Date Filed June 8, 1987
June 8, 1987

5717-29th Ave N.
Address

544-4114
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

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NAME	ADDRESS	PHONE
Shelley M. Berg	3301 Adair Ave No	535-4081
Steven D. Berg	3301 Adair Ave No	535-4081
Joyce Endres	3321 Adair No	533-8836
Steve Price	3327 Adair Ave N	533-1421
Lana Price	3327 Adair Ave N.	533-1421
Joanne Borgie	3333 Adair Ave No	537-7699
Arnold J. Borgie	3333 Adair Ave No.	537-7699
Kathy Miller	3249 Adair Ave. N.	535-3298
Karon Loft	3265 Adair Ave N	533-0701
Sue Loft	3265 Adair Ave N	533-0701
Jeffrey Loft	3265 Adair Ave N	533-0701
Amy Joseph	3312 Adair Ave. N.	537-7025
Allison Hollingsworth	3318 Adair Ave N	536-1315
Ally Hollingsworth	3318 Adair Ave N	536-1315
Jeff Valen	3324 Adair Ave N.	533-9005
Charlotte Breen	3332 Adair No	{unlisted}
Clarence Breen	3332 Adair Ave	{unlisted}
Rick B. Johnson	3338 Adair Ave No.	535-5967
Twina Bakken	3260 Adair Ave No.	535-9118
Joseph S. Dolan	3230 Adair Ave No.	537-4158

All persons in the area have been contacted by me.

Signed Jan Seekon
Jan Seekon

Date Filed 6/1/87
June 1, 1987

3248 Adair Ave No.
Address
533-0748
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
<i>Jack R. Raker</i>	<i>3242 Adair Ave N</i>	<i>554-22</i>
<i>Johna R. Raker</i>	<i>3242 Adair Ave N</i>	<i>554-22</i>
<i>Carl H. Jacobson</i>	<i>3344 Adair Ave N</i>	<i>554-22</i>
<i>Bonnie Richards</i>	<i>3436 Adair Ave. N.</i>	<i>554-22</i>
<i>Jim Richards</i>	<i>3436 Adair Ave. No.</i>	<i>554-22</i>
<i>Sharon Stokhus</i>	<i>3437 Adair Ave N.</i>	<i>554-22</i>
<i>Wayne J. Herman</i>	<i>3425 ADAIR AV N</i>	<i>554-22</i>
<i>Harold M. Luthlager</i>	<i>3419 Adair Ave No.</i>	<i>554-22</i>
<i>Kay L. Dappe</i>	<i>3413 Adair Ave No.</i>	<i>554-22</i>
<i>Hause Babbe</i>	<i>3413 Adair No.</i>	<i>554-22</i>
<i>Kenneth Jacobson</i>	<i>3344 Adair Ave. N.</i>	
<i>Thomas J. Joseph</i>	<i>3312-Adair ave. N.</i>	
<i>Dei Lynn</i>	<i>3307 Adair Ave N</i>	
<i>Paula Nyhus</i>	<i>3307 Adair Ave N</i>	
<i>Jim Grotty</i>	<i>3424 Adair Ave N.</i>	
<i>Bonnie Swanson</i>	<i>3456 Adair Ave N</i>	
<i>Bob Murphy</i>	<i>3243 Adair Ave N.</i>	
<i>Leif R. Raker</i>	<i>3260 Adair Ave N</i>	
<i>Ann Raker</i>	<i>3300 Adair Ave N</i>	

All persons in the area have been contacted by me.

Signed Janet Seekon
Janet Seekon
Date Filed 6/1/87
June 1, 1987

3248 Adair Ave No.
Address
533-0948
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

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The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
<i>Helen Danavall</i>	<i>3158 Jersey Ave No.</i>	<i>544-6337</i>
<i>Donald L. Cozzone</i>	<i>3150 Jersey Ave N</i>	<i>544 4835</i>
<i>Alba Marie Cozzone</i>	<i>3150 Jersey Ave. N.</i>	<i>544-4835</i>
<i>Kathy Faguhay</i>	<i>3133 Idaho No</i>	<i>544-5167</i>
<i>Denara Lee Anderson</i>	<i>3149 Jersey Ave No</i>	<i>546-1496</i>
<i>Lyle E. Evers</i>	<i>6820 32nd Ave N.</i>	
<i>Rita Johnson</i>	<i>3142 Jersey No</i>	<i>546-9728</i>
<i>Blanche E. Grummons</i>	<i>3142 Jersey Ave No.</i>	<i>544-5045</i>
<i>Dorace E. Larson</i>	<i>3141 Jersey Ave NO</i>	<i>546-4679</i>
<i>Ronald K. Magnuson</i>	<i>3159 JERSEY AVE. No.</i>	<i>546-5046</i>
<i>Dorothy J. Vikstrom</i>	<i>3126 Jersey No</i>	<i>545-9162</i>
<i>Dorothy Cady</i>	<i>3134 Jersey N.</i>	<i>545-8960</i>
<i>Cheryl Schmidt</i>	<i>4547 Lane Ave No</i>	<i>536-5906</i>
<i>Marilyn Hauger</i>	<i>2712 Jersey Ave N</i>	<i>593-5503</i>
<i>Colleen Vick</i>	<i>3054 Wisconsin Ave. N</i>	<i>545-2467</i>
<i>Shirley Jensen</i>	<i>3506 Douglas Dr N.</i>	<i>533-510</i>
<i>Pete Rose</i>	<i>3225 Adair Ave N</i>	<i>533-5937</i>
<i>Nadene Rose</i>	<i>3225 Adair Ave N</i>	<i>533 5537</i>

All persons in the area have been contacted by me.

Signed *Janet Seekon*
Janet Seekon

Date Filed *6/2/87*
June 2, 1987

18
3248 Adair Ave No
Address

533-0948
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
Mrs. Leonard Lemke	3249 Zane Ave. No	537-4943
Leonard L Lemke	3249 Zane Ave No	537-4943
James J. Lang	3243 Zane Ave No	537-7165
E. H. Barker	3231 Zane Ave No	537-1918
Randy	3221 Zane Ave N	537-1612
Brian J. McBrane	6003 34th. Ave N	533-6748
Patricia J. McBrane	6003 34th Avenue North	533-6748
Gail D. Van Gelder	3444 Yates Ave.	533-3080
F. C. Van Gelder	" "	" "
Fred K. Dick Jr	3438 Yates Ave	533-4997
Phyllis K. Thow	3420 Yates Ave	537-3216
Robert Thow	3420 Yates Ave No	537-3216
Eleanore M. Kopp	5726 34th Ave No	537-3083
Jeffrey L. Johnson	5725 34th Ave No.	536-9052
Linda S. Johnson	5725 34th Ave N	536-9052
James W. Ring	3340 Yates	536-0485
Elaine S. Snyder	3324 Yates Ave No	537-3132
John H. Parker	3316 Yates Ave N	533-8706
Joseph C. Napier	3308 Yates Ave N	535-0853
Betty C. Napier	3308 Yates Ave N	535-0853

All persons in the area have been contacted by me.

Signed Marianne Jeffy
Marianne Jeffy

2454 Brunswick Ave N.
Address

Date Filed June 8, 1987
June 8, 1987

537-7691
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

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The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
Christopher J. Pike	3425 Georgia Ave N. Crystal	535-4393
77. Concord Crystal	3425 Georgia Ave N. Crystal	535-4393
James Heitland	2917 Edgewood Ave N. Crystal	545-4123
Lloyd J. Lewis Jr.	6671-32nd Ave N. Crystal	544-7803
June E. Lewis	" "	544-7803
Lancille Sloan	3157 Hampshire	554-7976
John L. Migliori	3149 Hampshire Ave	545-9509
Debi Andersen	3141 Hampshire Ave	545-7710
Mrs. Balon	3133 Hampshire	545-0592
Sandra Markert	3125 Hampshire Ave	544-9705
Sherry Lauman	3109 Hampshire Ave	541-9759
John R. Schiro	3101- Hampshire Ave N	545-6555
John M. Schiro	3101 Hampshire Ave N	545-6555
K. Kozlowski	3027 Hampshire Ave N	544-5262
Les Renschler	3109 Hampshire Ave N.	545-7596
STEVE HOSS	6617-43RD AVE N	537-2066
LISA Renschler	3009 Hampshire Ave.	545-8596
Pat Renschler	3009 Hampshire Ave.	545-8596
Mary & Marsha	2957 Hampshire	544-1256
Jarah Wiley	6619 31-Ave N	544-0279

All persons in the area have been contacted by me.

Signed Ralph Dorweiler
Ralph Dorweiler

3208 Hampshire Ave N.
Address

Date Filed June 8, 1987
June 8, 1987

533-2059
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

The undersigned respectfully submits this petition as follows:

The property located between 29th & 32nd Avenue North and between Douglas Drive and Brunswick Avenue North, P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003 NOT be rezoned to from R-1 District (single family residential) to PUD District (planned unit development) or any High-Density Zoning.

NAME	ADDRESS	PHONE
Ralph Dorweiler	3208 Hampshire	533-2059
Maria Verone Bruehl	3208 Hampshire N.	533-2059
Jarvis Larsen	3226 Hampshire N.	537-5612
Joe Kelly	3232 HAMPSHIRE AV N.	533-4431
Nada L. Kelley	3232 Hampshire Ave No.	533-4431
Mary Lou Wessman	3250 Hampshire Ave No.	539-2355
Lynn Wessman	3250 Hampshire Ave N.	537-2355
Richard Pierob	3256 Hampshire N.	535-3285
Louise Beckick	3256 Hampshire N.	535-3285
Frank M. Demuth	3347 Hampshire No.	537-4294
Louise M. Demuth	3347 Hampshire N.	537-4294
Cindy Campion	3346 Hampshire N.	536-8936
Gene Lee	3346 Hampshire Ave. N.	536-8936
B. Wilfian	6610 34th Ave N.	533-0176
Don Burk	6603-34 Ave N.	533-0195
Dore Bonander	6603 34 Ave N.	533-0195
Larry Emond	3443 Georgia	533-0247
Larry Emond	3443 Georgia	533-2047
Janice Frank	3431 Georgia	533-4230
Alan Webber	3328 Hampshire	537-0601

All persons in the area have been contacted by me.

Signed Ralph Dorweiler
Ralph Dorweiler

3208 Hampshire Ave N.
Address

Date Filed June 8, 1987
June 8, 1987

533-2059
Phone

REZONING PETITION

Honorable Mayor, City Council and Planning Commission
City of Crystal, MN

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NAME	ADDRESS	PHONE
<i>Pale A. Heine</i>	<i>3242 ZANE AVE N</i>	<i>537-3525</i>
<i>ETHEL L. JENSEN</i>	<i>3234 ZANE AVE N</i>	<i>537-1929</i>
<i>Chris L. Jansen</i>	<i>3234 ZANE AVE No</i>	<i>537-1929</i>
<i>Priscilla Jansen</i>	<i>3234 Zane Ave.</i>	<i>537-1929</i>
<i>Dona J. Spaulding</i>	<i>5924 34th Ave N.</i>	<i>537-6924</i>
<i>Jean Leschusky</i>	<i>6009 34th Ave. N</i>	<i>537-5387</i>
<i>Jean Leslie Kraelert</i>	<i>3300 YATES AVE N</i>	<i>533-9279</i>
<i>Sandra M. Boben</i>	<i>3256 Yates Ave n</i>	<i>537-5042</i>
<i>David B. Boben</i>	<i>3256 Yates Ave No.</i>	<i>537-5042</i>
<i>Felix Balas</i>	<i>3256 YATES AVE. No</i>	<i>537-5042</i>
<i>Mary Jane Konecny</i>	<i>3248 Yates Ave. no.</i>	<i>537-0916</i>
<i>Frank Konecny</i>	<i>3248 Yates Ave N.</i>	<i>537-0916</i>
<i>Wash Jewkes</i>	<i>3240 YATES AVE</i>	<i>537-5305</i>
<i>Nancy M. Wilkes</i>	<i>3240 Yates Ave. N.</i>	<i>537-5305</i>
<i>Robert J. Fohr</i>	<i>3224 Yates Ave N.</i>	<i>535-2001</i>
<i>Robert A. Fohr</i>	<i>3224 Yates Ave No</i>	<i>535-2001</i>
<i>Regatta Seare</i>	<i>3301 Yates Ave. No.</i>	<i>535-0485</i>
<i>Jim Brown</i>	<i>3431 Yates Ave no.</i>	<i>537-7645</i>
<i>Marc Seiger</i>	<i>3524 Yates Ave. N.</i>	<i>533-5149</i>
<i>Deane Christophe</i>	<i>3506 Zane Ave no</i>	<i>537-3309</i>

All persons in the area have been contacted by me.

Signed

Phyllis M. Wright
Phyllis M. Wright

Date Filed

June 8, 1987
June 8, 1987

3513 Yates Ave N
Address

533-1788
Phone