



**AGENDA – REGULAR MEETING  
6:00 p.m., Sept 21, 2020**

**Planning Commission**

- 1. CALL TO ORDER**
- 2. ROLL CALL** (Quorum is 4)
- 3. APPROVAL OF AGENDA** (Unanimous additions required)
- 4. APPROVAL OF MINUTES**

Planning Commission Minutes of May 18th, 2020

- 5. PUBLIC COMMENTS**

*Members of the public can submit comments online at [www.DiscoverOsseo.com/virtual-meeting](http://www.DiscoverOsseo.com/virtual-meeting)*

- 6. PUBLIC HEARINGS**

A. Rezoning Request for 109 Broadway Street E

*Members of the public can submit comments online at [www.DiscoverOsseo.com/virtual-meeting](http://www.DiscoverOsseo.com/virtual-meeting)*

- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
- 9. REPORTS OR COMMENTS: Staff, Chair, & Commission Members**
- 10. ADJOURNMENT**

**OSSEO PLANNING COMMISSION MINUTES  
REGULAR MEETING  
May 18, 2020**

1. CALL TO ORDER

The regular meeting of the Osseo Planning Commission was called to order by Chair Thostenson at 6:00 pm, Monday, May 18, 2020. Due to the COVID-19 pandemic this meeting was held virtually.

2. ROLL CALL

Present: Commission members Dee Bonn, Deanna Burke, Kenny Nelson, Michael Olkives, Dan Penny, and Chair Ashlee Thostenson

Absent: Commission member Alden Webster.

Others present: City Administrator Riley Grams.

3. APPROVAL OF AGENDA

**A motion was made by Penny, seconded by Burke, to approve the Agenda as presented. A roll call vote was taken. The motion carried 6-0.**

4. APPROVAL OF MINUTES

A. Approve March 16, 2020, Minutes

**A motion was made by Burke, seconded by Thostenson, to approve the March 16, 2020, minutes. A roll call vote was taken. The motion carried 6-0.**

5. PUBLIC COMMENTS

Chair Thostenson advised this is the time for public comments for items that are not on the agenda for tonight's meeting. There were no comments from the public.

6. PUBLIC HEARINGS

A. Variance Request for Private Garage at 8 4<sup>th</sup> Avenue NE

City Administrator Riley Grams stated the property is centrally located in Osseo's residential districts, just north of Broadway Street East. The site holds a single family dwelling with an attached garage, which is proposed to be maintained. The principal structure is 11' 8" feet high with a hip roof (the average height from the ridge of 14'4" and bottom of the eaves at 9'4"). The owner of the single-family residential property at 8 4<sup>th</sup> Avenue NE seeks a variance to construct a freestanding 22' x 40' garage with a front setback of 18'. The applicant also requests a variance for the maximum height of a private garage. The proposed variance would increase the allowed height from 15' to 16'; however, the Zoning Code provides this method for determining building height:

**BUILDING HEIGHT.** The vertical distance measured from curb level or its equivalent, to the highest point of the roof surface on a flat roof, to the deck line of mansard roofs, and to the mean height level between eaves and ridge of gable, hip, and gambrel roofs.

Grams reported the application drawings show the bottom of the proposed garage eaves at 13' 6" above grade, with the ridge at 18' 6" above grade. The average of these measurements, and therefore the building height as defined by City Code, is 16'. Staff commented on the request in further detail and recommended approval of the variance.

**A motion was made by Olkives, seconded by Burke, to open the Public Hearing at 6:10 p.m. A roll call vote was taken. The motion carried 6-0.**

Grams read the comments received from the public. He reported staff received a comment from David Alexander at 333 Broadway Street East. Mr. Alexander notes he has been a resident of Osseo for over 30 years and lives directly across from 8 4<sup>th</sup> Avenue NE. Mr. Alexander supported the new neighbors moving in and wanting to improve the property. Mr. Alexander supported the construction of a garage stating this would take cars off of the street and getting them under cover. Mr. Alexander discussed how Mr. Albers has been improving the property, which helped the entire neighborhoods property value. Mr. Alexander commented he did not oppose the 10" to 12" of additional height to the garage and encouraged the Commission to approve the variance requested.

Grams reported he also received a comment from Barb Gonyea at 409 East Broadway. Ms. Gonyea was slightly concerned about the size of the proposed garage given the fact it would be directly behind her home.

**A motion was made by Burke, seconded by Bonn, to close the public hearing at 6:15 p.m. A roll call vote was taken. The motion carried 6-0.**

Nelson questioned if a side setback variance was also being requested. Grams reported the proposed development would bring the garage five feet from the side setback. He explained the applicants had requested a setback and building height variance.

Burke commented she supported the proposed garage request as it would improve the property, while also increasing the property value. She indicated there was space on property for the garage.

Nelson expressed concern that the request from the applicant doesn't explicitly state that they needed a front yard, side yard and building height variance. He explained it appears the garage would be in front of neighboring houses and stated this may be a concern. Grams reviewed the comment received from the neighbor directly across the street noting Mr. Alexander was supportive of the request while the rear neighbor was concerned about the size of the proposed garage.

Grams reported Mr. Albors had emailed him with a comment regarding the side setback and noted he was told by Ms. Abts that the side setback was five feet, which may be the reason there was confusion and no mention of a side setback variance. He explained the variances being requested are as follows: an 18 foot front yard setback when 25 feet was

required, a 5 foot side yard setback when 15 feet was required, and a building height variance.

Nelson stated he believed this was a great project and he was happy this resident was requesting to improve the property. He explained his only concern was with the side setback given the fact the garage would be extremely close to the neighbors. He suggested the garage be moved two feet closer to the home. Grams apologized for his earlier statement. He reported the five foot side yard setback was for accessory buildings and a 15 foot setback was required for the primary dwelling.

Nelson recommended staff update the City's website to ensure the side yard setback language was correct. He explained he put up a shed a few years ago and used the City website's side yard setback language, which was 15 feet. Grams stated he would review this language to ensure it was correct.

Nelson commented this roadway was narrowed by the City and he stated he could support the front yard setback.

Olkives indicated he was very concerned about how the neighbors would respond to this request. He was pleased the neighbors had not strongly opposed the project. He stated he supported the proposed garage with the variances.

**A motion was made by Nelson, seconded by Burke, to recommend the City Council approve the Front Yard and Building Height Variance requests at 8 4<sup>th</sup> Avenue NE. A roll call vote was taken. The motion carried 6-0.**

7. OLD BUSINESS – None.
8. NEW BUSINESS – None.
9. REPORTS OR COMMENTS: Staff, Chair & Commission Members

Grams reported City Planner Nancy Abts has resigned her position in the City to spend more time with her family. He thanked Ms. Abts for her years of dedicated service to the City of Osseo. He wished Ms. Abts the best in the future.

Bonn explained the Step To It Challenge was underway at this time. She encouraged all Osseo residents to participate and post their steps.

Penny stated the City would greatly miss Nancy Abts. He wished Ms. Abts the best in the future.

Nelson wished Ms. Abts the best and thanked her for her tremendous service to the City of Osseo.

Olkives stated Ms. Abts would be greatly missed and wished her well.

Burke wished Ms. Abts the best.

Thostenson thanked Ms. Abts for her dedicated service to the community and wished her well in her future endeavors.

10. ADJOURNMENT

**A motion was made by Olkives, seconded by Bonn, to adjourn the meeting at 6:37 pm. A roll call vote was taken. The motion carried 6-0.**

Respectfully submitted,

Heidi Guenther  
*Minute Maker Secretarial*



## Osseo Planning Commission Meeting Item

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**Agenda Item:** Consider Rezoning 109 Broadway Street E

**Meeting Date:** September 21, 2020

**Prepared by:** Kristin Moen, Consultant City Planner

**Attachments:** Application  
House Plans  
Zoning Map  
Public Hearing Notice  
Public Hearing Distribution Map and Addresses  
Draft Resolution Approving Rezoning

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**Policy Consideration:**

The Applicant is requesting a change in zoning to allow for the development of a single-family home on the subject property. Currently, the property is zoned CBD, Central Business District. The applicant is requesting that the zoning be changed to R-1, One- and Two-Family Residential.

**Previous Action or Discussion:**

The Planning Commission has not previously discussed this item, and the City has not received a similar rezoning application recently.

**Background:**

Bruce Wiley, owner of Wiley Enterprises and Wiley Properties, has a history with working in the City. The subject property was part of a larger development plan in 2002, in which Wiley Enterprises entered into a Development Agreement with the City to construct the North Clinic site. The plan was to include 4 properties in this area: 101 and 109 Broadway Street E, and 100 and 108 1<sup>st</sup> Street NE. The development plan faded, and three of the four properties have since been paved for a parking area for the North Clinic. After additional unsuccessful attempts to attract development to this area, Mr. Wiley would now like to build his retirement home on the subject property.

**Analysis:**

A) Minimum Zoning Requirements for New Development:

	R-1 District Requirement	Subject Property
<i>Minimum Lot Size</i>	8,250 square feet	8,391 square feet
<i>Minimum Lot Width</i>	50 feet	Approx. 55 feet

B) The Planning Commission should consider the following when considering a request for a change in zoning:

- 1) Would the granting of the rezoning request conform to the presently accepted future land use plans for the City?

*The future land use map designates this parcel as Downtown Core Mixed Use, which assumes the mix of development in this district to be 30% residential and 70% commercial. The rezoning request is consistent with the future land use category assigned to this parcel. **Criterion met.***

- 2) Would the rezoning adversely affect property values of adjacent landowners to an unreasonable degree?

*The proposed rezoning would allow for the development of a single-family home. The areas to the east, south, and northeast of the property are comprised of single-family homes, and the proposed development of another single-family home would be consistent with the immediate surrounding area and therefore would not adversely impact property values of adjacent landowners to an unreasonable degree. The existing land use immediately to the north and west of the property is comprised of parking for the businesses located to the west and rezoning this property for the proposed development of a single-family home would not adversely impact the landowners to the west to an unreasonable degree. **Criterion met.***

- 3) Would the rezoning impose other undue hardships on the adjacent landowners such as noise, electrical display signs, odors or other nuisances?

*A rezoning and subsequent development of a single-family home is not anticipated to bring nuisance characteristics. Because the land currently sits vacant and a single-family home is proposed for the site that will be inhabited in the future, the noise is anticipated to increase. However, this is not unreasonable or a hardship to adjacent landowners. **Criterion met.***

#### **Budget or Other Considerations:**

The \$500 application fee is intended to cover in-house staff costs for reviewing the application. Following receipt of a complete application packet, the City has 60 days to issue a decision on a zoning request. The application was received by staff on July 21, 2020, in accordance to be heard at the September Planning Commission meeting. Because more than 60 days would pass between July 21 and the September Planning Commission meeting, the action deadline was extended.

#### **City Goals Met by This Action:**

Develop and implement the Comprehensive Plan Update  
Increase communication with citizens and encourage citizen engagement  
Promote a healthy and high-quality standard of living  
Plan and provide for safe a quality housing options

#### **Procedures:**

The Planning Commission should make a motion, second, and vote to open the Public Hearing. After members of the public have had an opportunity to speak and any written comments have been entered into the record, the Planning Commission should make a motion, second, and vote to close the Public Hearing.

Following the Public Hearing, the Planning Commission should consider the following recommendations to the City Council.

#### **Options:**

The Planning Commission may choose to make one of the following **recommendations** to the City Council:

1. Approve the rezoning request;
2. Deny the rezoning request; or
3. Table action on this item for more information.

**Recommendation/Action Requested:**

Staff recommends the Planning Commission choose option 1) Recommend approval of the rezoning request at 109 Broadway Street East.

**Next Step:**

The item will be placed on a subsequent City Council meeting for consideration and approval.





**Application For:  
Rezone of Property**

**415 Central Avenue, Osseo, MN 55369  
Phone 763.425.2624  
Fax 763.425.1111**

**Property Information:**

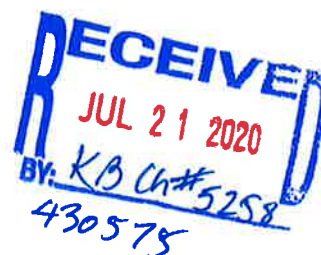
Site address: 109 East Broadway  
Property identification number: ~~115~~ 18-119-21 23 0161  
Property legal description: Lot: 7 Block: E Tract/Addition: City of Attraction  
Property type (check one): Abstract: ☐ Torrens: ☐  
Current zoning: CBD Requested zoning: ☐ Property size: 56 x 150  
Description of request: Return lot to Residential  
Reason for request: Build new House

**Applicant Information:**

Name: Wiley Enterprises Inc Daytime phone: 612-490-7056  
Address: 315 1st Ave. N.E Email Address: brucewiley@wileyproperties.com

*Applicant agrees to reimburse the City of all legal and/or engineering costs incurred by the City, provide 15 copies (11x17) of site plan/drawings/survey for submittal, and pay any additional water and/or sewer assessments that may be due pending a check of City records.*

Signature: Bruce Wiley Date: 7-20



**Property Owner Information:**

Name: Wiley Enterprises Inc Daytime phone: 612-490-7056

Address: 315 1st Ave, NE Email Address: bruce.wiley@wileyproperties.com

Signature: Bruce Wiley Date: 7-20-20

*The City of Osseo requires that the Property Owner sign and date all land use applications. Applications will not be accepted unless the Property Owner has signed the application.*

*Any email address provided may be considered public data pursuant to data practices law and the City will comply with all applicable laws if the information is subject to a data request.*

**For City use only:**

Receipt number: \_\_\_\_\_ Date received: \_\_\_\_\_ (\$500 Application Fee)

Any other fees? \_\_\_\_\_ Received by: \_\_\_\_\_

Notice to press date: \_\_\_\_\_ Press publication date: \_\_\_\_\_

Scheduled Planning Commission date: \_\_\_\_\_

Scheduled City Council date: \_\_\_\_\_





415 Central Avenue  
Osseo, MN 55369  
Phone 763.425.2624  
Fax 763.425.1111

### ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I further understand that additional fees incurred by the City such as engineering or legal costs will be my responsibility.

I agree to allow access by City personnel to the property for purposes of review of my application and to erect a temporary sign indicating the application proposed.

Date

7-20-20

Signature of Applicant

Brian Wiley - Wiley Ent.

Name and Address of Applicant  
(Please Print)

Wiley Enterprises Inc  
315 1st Ave. N.E.

Phone Number

612-440-7056

Email Address

brianwiley@wileyproperties.com

Name and Address of Contact  
(If Other Than Applicant)

Phone Number

Email Address



# Hennepin County

A-600 Government Center  
300 S. Sixth Street  
Minneapolis, MN 55487-0060

612-348-3011 [www.hennepin.us](http://www.hennepin.us)

## Property tax statement

# 2020

2019 values for taxes payable in 2020

### TAXPAYER(S):

WILEY ENTERPRISES INC  
315 1ST AVE N E  
OSSEO MN 55369-1130

**Owner:** WILEY ENTERPRISES INC

**Property address:**  
109 BROADWAY ST E

**Property description:**  
BLK 006 ADDITION: CITY OF ATTRACTION  
E 4 FT OF LOT 6 AND THAT PART OF LOT

Property ID number:

18-119-21 23 0181

## Property taxes statement schedule

**Step 1**

### Value & classification

TAX YEAR PAYABLE 2019 2020  
CLASS(ES): COM LAND NON PREF COM LAND NON PREF

Estimated Market Value: 101,000 101,000

Homestead Exclusion:

Other Exclusion/Deferral:

New Improvements/

Expired Exclusions:

Taxable Market Value: 0 0  
101,000 101,000

**Step 2**

### Proposed levies & taxes

2020 Proposed: 3,881.51

**Step 3**

### Property tax statement

First-half Taxes: 1,872.34

Second-half Taxes: 1,872.34

Total Taxes 2020: 3,744.68

### Property tax refund information

Taxes payable in year:

2019

2020

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund.  
File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.

☐ Taxes owed

.00

2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

.00

**Don't forget to see if you qualify for a property tax refund! Go to [www.revenue.state.mn.us](http://www.revenue.state.mn.us) for Form M1PR.**

### Property Tax and Credits

3. Property tax before credits	3,928.44	3,744.68
4. A. Agricultural and rural land credits	.00	.00
B. Other credits	.00	.00
5. Property taxes after credits	3,928.44	3,744.68

### Property Tax by Jurisdiction

6. A. County	53.40	32.23
B. Regional Rail Authority	2.30	1.08
7. City or Town	76.56	45.30
8. State General Tax	856.80	784.68
9. School District:		
A. Voter approved levies	222.47	180.96
B. Other Local Levies	86.52	94.92
10. Special Taxing Districts:		
A. Metropolitan Special Taxing Districts	3.24	1.93
B. Other Special Taxing Districts	5.82	3.58
C. Tax Increment	1,626.35	1,617.07
D. Fiscal Disparity	994.98	982.93

11. Non-School Voter Approved Referenda Levies .00 .00

12. Total property tax before fees and Special Assessments 3,928.44 3,744.68

13. A. Special Assessment Principal and Fees

B. Special Assessment Interest

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS 3,928.44 3,744.68



Learn about property taxes: [www.hennepin.us/propertytaxes](http://www.hennepin.us/propertytaxes)



NF

NOVAK-FLECK INC.  
"CUSTOM HOME BUILDER"  
BUILDER LICENSE #BC0001631  
Revised: 5/14/16

NF

## BUILDING SPECIFICATIONS

Name of Plan Concordia Rear Porch	
BUYERS: Model	
Address: 13641 Autumn Way	
City: Rogers	
Legal: Lot 3 Block 1 Mallard South 2nd	
Buyers Phone Numbers:	
NF Agent: Chris Long	Phone #: 612-636-9700

## Approval and Acceptance

We, the undersigned, do hereby accept and approve these specifications and agree that any changes to these specifications shall be made in writing and signed by both parties.

Furthermore, it is understood that any changes by the Owner/Buyer after these specifications have been approved and accepted shall be billed to Owner/Buyer at a rate of \$200 per change over and above the cost of each change. The Purchase Agreement supercedes this specification sheet.

BY: _____	Owner/Buyer	Date: _____
BY: _____	Owner/Buyer	Date: _____
BY: _____	Novak-Fleck Agent	Date: _____
BY: Lisa M Peterson	Novak-Fleck, Inc. Lisa Peterson	Date: 7/25/18

## ELECTRICAL

	Yes	No		Yes	No
220 For Range		<input checked="" type="checkbox"/>	Bath fan-Main Floor	<input checked="" type="checkbox"/>	
220 For Dryer	<input checked="" type="checkbox"/>		Bath fan-Second Floor		<input checked="" type="checkbox"/>
Fireplace	<input checked="" type="checkbox"/>		Wire for Whirlpool		<input checked="" type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>		Wire for Well/Septic		<input checked="" type="checkbox"/>
Microwave Circuit	<input checked="" type="checkbox"/>		Air Conditioning	<input checked="" type="checkbox"/>	
Vented Hood Fan		<input checked="" type="checkbox"/>	HRV	<input checked="" type="checkbox"/>	
Size of Service: (150)	200				
NOTES: Fan in Master & Porch 4 LED Recessed Lights in Kitchen 4 LED Recessed Lights in Living Room 3 LED Recessed Lights on Porch (front)					

## LOW VOLTAGE WIRING

Mark location of all low voltage wiring on plan

5 Phone/Cable Jacks: Phone - Kitchen  
Cable - Living Room, Porch, Bed #1, 2

NOTES:

## DRYWALL

Standard Sprayed Ceilings ☒ Knockdown Ceilings ☒

Vaulted Ceilings ☒ Vaulted Locations: \_\_\_\_\_

NOTES:  
Porch & Main Living Areas

Ordered:

## STONE

Exterior: Country Ledge Stone Echo Ridge

Interior Fireplace: Country Ledge Stone Echo Ridge

Address Stone: ☒ YES ☒ NO

NOTES:

Ordered:

## FIREPLACE

Gas Fireplace: ☒ YES ☒ NO

Fireplace: Ceramic ☒ Stone ☒ Other: \_\_\_\_\_

Trim Kit: Black ☒ Brushed Pewter ☒

Mantle: Wood (std) ☒ Stone ☒

Wood Mantle: Standard ☒ Shaker ☒ Other: \_\_\_\_\_

Hearth: Flush (std) ☒ Raised ☒

Fireplace: Full Height ☒ Capped ☒ Height: \_\_\_\_\_

NOTES:

Ordered:

## SUBCONTRACTORS/ALLOWANCES

CONCRETE:

FLOORING: Grand Design

LUMBER: Builders First Source

Total Lighting Allowance (\$700): Total = \$1,200.00

Total Flooring Allowance (\$18/yd): Plus \$3,000.00

Total Appliance Allowance (\$2700): Total = \$3,900.00

## PLUMBING

	Yes	No		Yes	No
Garbage Disposal	<input checked="" type="checkbox"/>		Single Laundry Tub	<input checked="" type="checkbox"/>	
Dishwasher	<input checked="" type="checkbox"/>		1 Flr. Drn./Mech. Room	<input checked="" type="checkbox"/>	
2 Lawn Faucets	<input checked="" type="checkbox"/>		Waterline to Refridge.	<input checked="" type="checkbox"/>	
Water Heater	<input checked="" type="checkbox"/> elec <input checked="" type="checkbox"/> gas		std 8" Sink		<input checked="" type="checkbox"/>
Water Heater Size: 40 Gal	50 Gal				
Water Softner (upgrade): CAN165-75	Other: _____				
Plumbing Fixtures: STANDARD					
Kitchen Sink: 50/50 AHE	Kitchen Faucet: M/L 134 B/L				
Fixture color: chrome	Other: Brushed Nickel				
Special Tub (circle one): SOAKING	WHIRLPOOL				
Tub Style: FIBERGLASS	30" / 36" CAST IRON TUB (upgrade)				
Shower Door: YES	NO		Brushed Nickel		
Shower Door Glass: CLEAR	OPAQUE				
S.D. Trim (circle one): CHROME	*BRUSHED PEWTER		ORB		
Sump Pump: YES/NO					
Piped to Outside: YES/NO	Flexhose: YES/NO				
Sprinkler System: YES/NO					
NOTES: Teller/Elongated Toilets Seal-118 Main Bath Faucet M/L 201 P/B/L Main Bath Tub/Shower Faucet T 2153 B/L Master Bath Faucets M/L 201 P/B/L Master Bath Shower Faucet T 2152 B/L					

## HEATING

	Yes	No		Yes	No
Gas Line (Range)	<input checked="" type="checkbox"/>		Dryer Vent Included	<input checked="" type="checkbox"/>	
Gas Line (Dryer)	<input checked="" type="checkbox"/>		A.C. Located on Print	<input checked="" type="checkbox"/>	
Gas Line (F.P.)	<input checked="" type="checkbox"/>		Vented Microwave \$500		<input checked="" type="checkbox"/>
HRV IS STANDARD					
NOTES:					

## SHINGLES

Color: Weathered Wood Brand: Timberline

## SIDING

Siding Color: Herringbone M/L

Shakes Color: Rustic # 278

Soffit Color: White

Vinyl Corner Color: Herringbone M/L

Posts Color: \_\_\_\_\_

NOTES:

Ordered:

## GRANITE/QUARTZ

Allowance: \$3400.00 Granite ☒ Quartz ☒

Selection: Coriano

Kitchen Sink: 50/50 Undermount

G/Q Bath tops: yes ☒ no ☒ Color: \_\_\_\_\_

G/Q Bath bowl: None

G/Q Kitchen Backsplash: yes ☒ no ☒ Color: Coriano

NOTES:

Ordered:

## WINDOWS AND DOORS

Window Type:	Vinyl		
Window Color:	White		
Patio Door:	Vinyl		
Patio Door Color:	White		
Walkout:	Yes	No	
Entry Door:	Per Plan	Other DAISO	
Deadbolts (\$75 ea)	Location	Front Door	
Window Brand:	Vector	Other:	
Jamb Kit Species:	Poplar	Oak	Other
Window/Door Grids	Colonial	Prairie	None
NOTES:			

## CABINETS

Wood Species:	Poplar	Oak	Maple	Other:		
Door Style:	Shaker	Raised	Other:			
Uppers:	30" (std.)	36"	42"	staggered		
Crown Molding:	Small	Large				
Crown Molding Style:	1	2	3	4	5	6
Stain Color OAK:	Natural	Golden oak	Provincial			
Stain Color Poplar:	Cordovan	Chestnut	Truffle			
Cabinet Knobs	#1	#2	#3	Finish:		
Options:	Recycle Bins	Roll Out Shelves	Lazy Susan	Tip Out		
Vented Microwave:	yes	no	Chimney Hood	yes	no	
Notes:						

## MILLWORK/ PAINT/STAIN

Door Style:	Flush (std)	6 Panel	3 Panel	Raised/Shaker
Door Type:	Masonite	Poplar	Oak	Other:
Knob Style:	Polo	Hancock	Tustin	Other:
Hinges:	Oil Rubbed Bronze	Satin Nickel	Other:	
Stain Color OAK:	Natural	Golden oak	Provincial	
Stain Color Poplar:	Cordovan	Chestnut	Truffle	
Front Door Color:	White	Garage door Color:	White	
Interior Paint Color:	Marshmallow White	Diverse Beige		
Rail Style:	Thin	skirtboards:	Yes	
Post:	Top Rail: 6010	Spindle:		
Gede Rail:	Standard	Upgraded 6010		
Iron Rails:	Yes/No	Style #:		
Shelving:	Wood (std)	Wire (upgrade)		
Cap front closet:	Dbl S&R	Location		
Base:	Flat (MB17)	Princeton (H219)	Other:	
Casing:	Flat (F156)	Princeton (H118)	Other:	
NOTES: Paint - SW 7036 Accessible Beige				

## GARAGE/DRIVEWAY &amp; FLATWORK

Garage Location:	Right	Left		
Garage Door Sizes:	16x8			
Garage Door Type:	Raised Panel	Carriage doors	Other:	
Garage Door Hardware:	Yes	No		
Insulated Garage Doors:	Yes	No		
2 sided steel insulated:	Yes	No		
Garage Door Inserts:	Yes	No	colonial	Savannah
Garage Door Opener:	Yes	No	Location:	
Driveway Type:	Asphalt	Concrete		
Ordered:				

## IMPORTANT NOTES

10x12 Concrete Patio

Gutters on front only

Fully sheetrocked & insulated garage

Storage Trusses + pull down ladder



# N

NOVAK-FLECK INC.  
CUSTOM HOMES & REMODELING  
BUILDER LICENSE #00000000

NOTE:  
-DUE TO ELECTRONIC REPRODUCTION, THIS PLAN MAY NOT SCALE CORRECTLY. THE HOUSE WILL BE BUILT ACCORDING TO THE DIMENSIONS SPECIFIED.  
-ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE SUBJECT TO FIELD VERIFICATION. SOME CHANGES MAY BE NECESSARY.  
-WILL BE DETERMINED BY THE ELECTRICIAN PER CODE REQUIREMENTS.  
-ALL SQUARE FOOTAGES ARE DEEMED RELIABLE BUT NOT GUARANTEED.  
-CAULK & FLASH ALL EXTERIOR OPENINGS.  
-AIRIGHT BOXES ON EXTERIOR WALLS. (CATEGORY ONE)

WINDOW GUIDE

## Concordia Rear porch Master Plan

(2)

PLAN REVIEW/DATE

Lisa Petersen  
7.25.13

BUYER/DATE

BUYER/DATE

MASTER PLAN

Concordia

FIRST FLOOR= 1645.00  
FINISHED= 1645.00  
SECOND FLOOR= 0000.00  
FINISHED= 0000.00  
LOWER LEVEL= 0000.00  
FINISHED= 0000.00

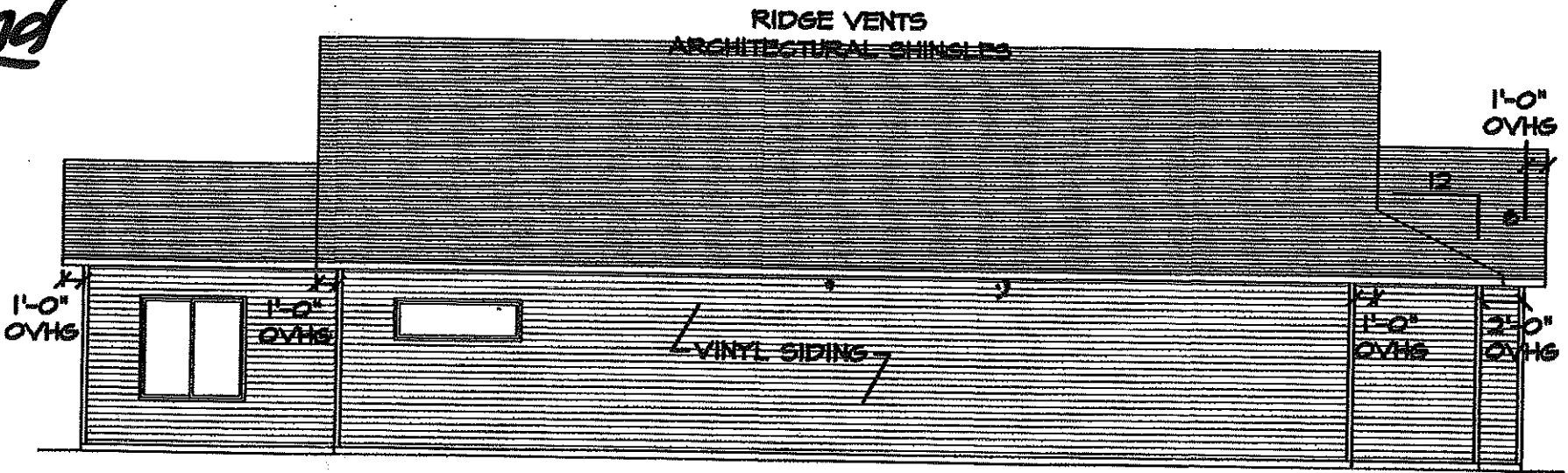
TOTAL SQ. FTs.

FINISHED= 1645.00

Model

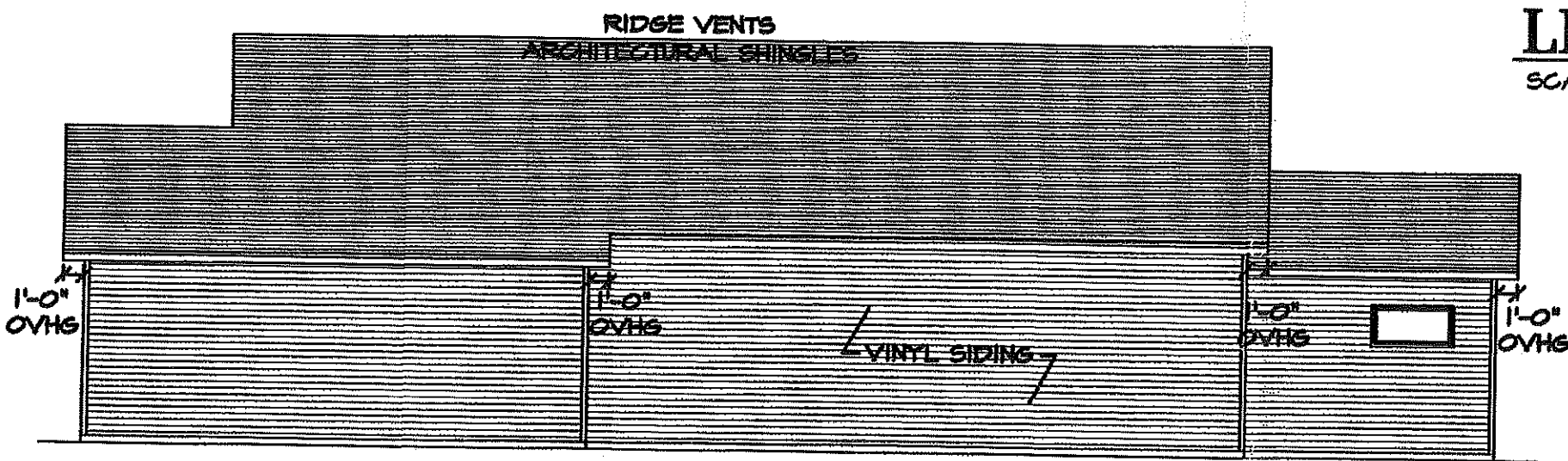
Rogers

13641-Autumn Way  
lot 3, blk 1 Mallard South 2nd  
Rogers



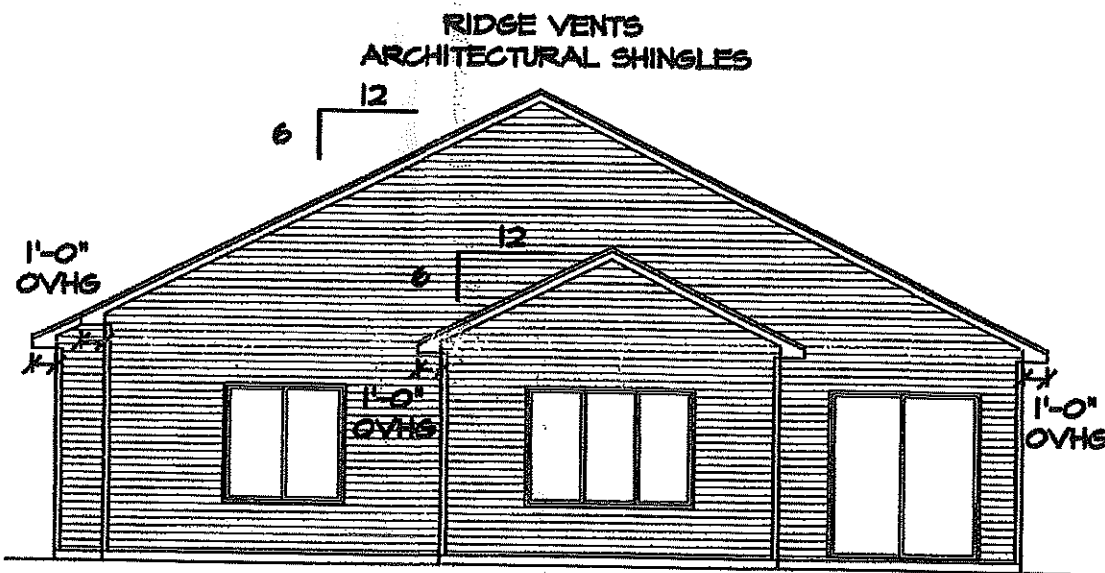
### LEFT ELEVATION

SCALE: 1/8"=1'-0"



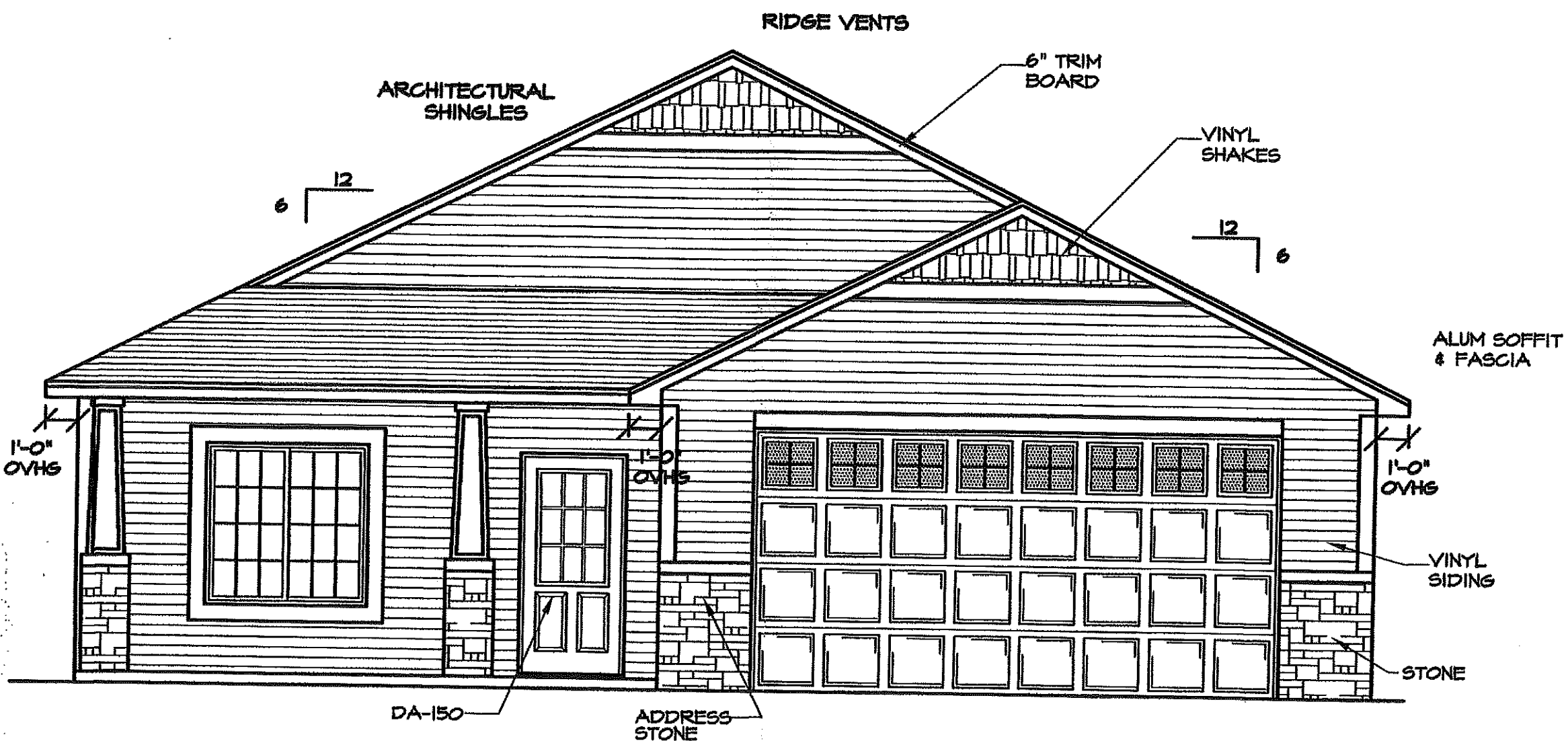
### RIGHT ELEVATION

SCALE: 1/8"=1'-0"



### REAR ELEVATION

SCALE: 1/8"=1'-0"



### FRONT ELEVATION

SCALE: 1/4"=1'-0"

# NF

NOVAK-FLECK INC.  
CUSTOM HOME BUILDERS  
BUILDS HOUSES SINCE 1980

NOTE:  
-DUE TO ELECTRONIC REPRODUCTION, THIS PLAN MAY NOT SCALE CORRECTLY. THE HOUSE WILL BE BUILT ACCORDING TO THE DIMENSIONS SPECIFIED.  
-ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE SUBJECT TO FIELD VERIFICATION. SOME CHANGES MAY BE NECESSARY.  
-ALL ELECTRICAL SYMBOLS SHOWN ARE APPROXIMATE. ACTUAL PLACEMENT WILL BE DETERMINED BY THE ELECTRICIAN PER CODE REQUIREMENTS.  
-ALL SQUARE FOOTAGES ARE DEEMED RELIABLE BUT NOT GUARANTEED.  
-AIRTIGHT BOXES ON EXTERIOR WALLS. (CATEGORY ONE)  
-CAULK & FLASH ALL EXTERIOR OPENINGS.

WINDOW GUIDE

PLAN REVIEW/DATE

Lisa Peterson  
7.25.18

BUYER/DATE

BUYER/DATE

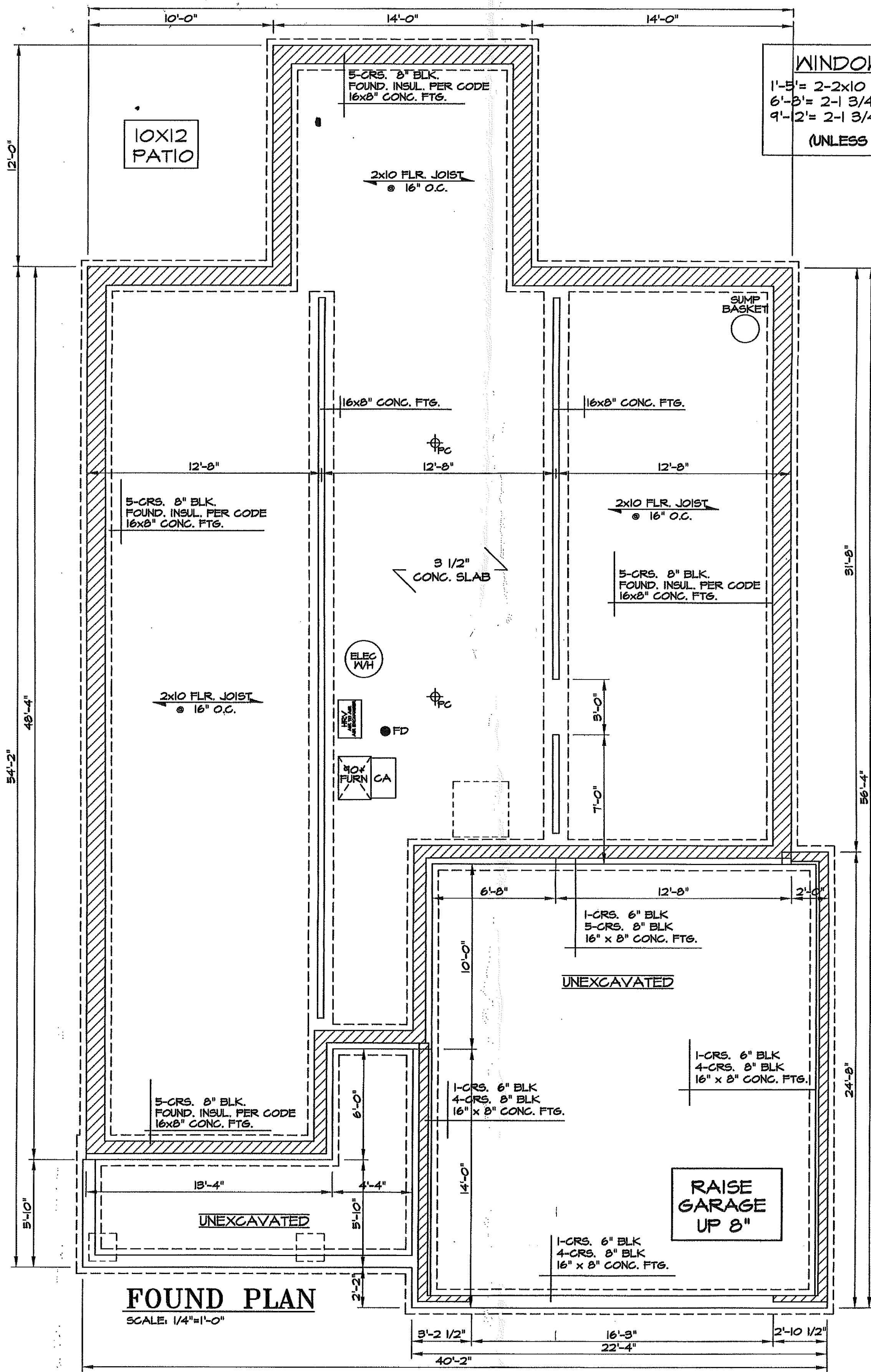
MASTER PLAN

Concordia

FIRST FLOOR = 1645.00  
FINISHED = 1645.00  
SECOND FLOOR = 0000.00  
FINISHED = 0000.00  
LOWER LEVEL = 0000.00  
FINISHED = 0000.00  
TOTAL  
FINISHED SQ. FT. = 1645.00

Model

Rogers



## WINDOW HDR. SIZES

1'-5" = 2-2x10 HDRS.  
6'-3" = 2-1 3/4"x9 1/2" TIMBERSTRAND  
9'-2" = 2-1 3/4"x11 7/8" TIMBERSTRAND  
(UNLESS NOTED OTHERWISE)

## FOUND PLAN

SCALE: 1/4"=1'-0"

**NOTE:**

-DUE TO ELECTRONIC REPRODUCTION, THIS PLAN MAY NOT SCALE CORRECTLY. THE HOUSE WILL BE BUILT ACCORDING TO THE DIMENSIONS SPECIFIED.

-ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE SUBJECT TO FIELD VERIFICATION. SOME CHANGES MAY BE NECESSARY.

-ALL ELECTRICAL SYMBOLS SHOWN ARE APPROXIMATE. ACTUAL PLACEMENT WILL BE DETERMINED BY THE ELECTRICIAN PER CODE REQUIREMENTS.

-ALL SQUARE FOOTAGES ARE DEEMED RELIABLE BUT NOT GUARANTEED

-AIRIGHT BOXES ON EXTERIOR WALLS. (CATEGORY ONE)

-CALK & FLASH ALL EXTERIOR OPENINGS.

## WINDOW GUIDE

PLAN REVIEW/DATE

Lisa Petersen

**BUYER/DATE**

**BUYER/DATE**

## MASTER PLAN

# Concordia

1645.00

SHED = 1643.00

**SHEDS**      00000

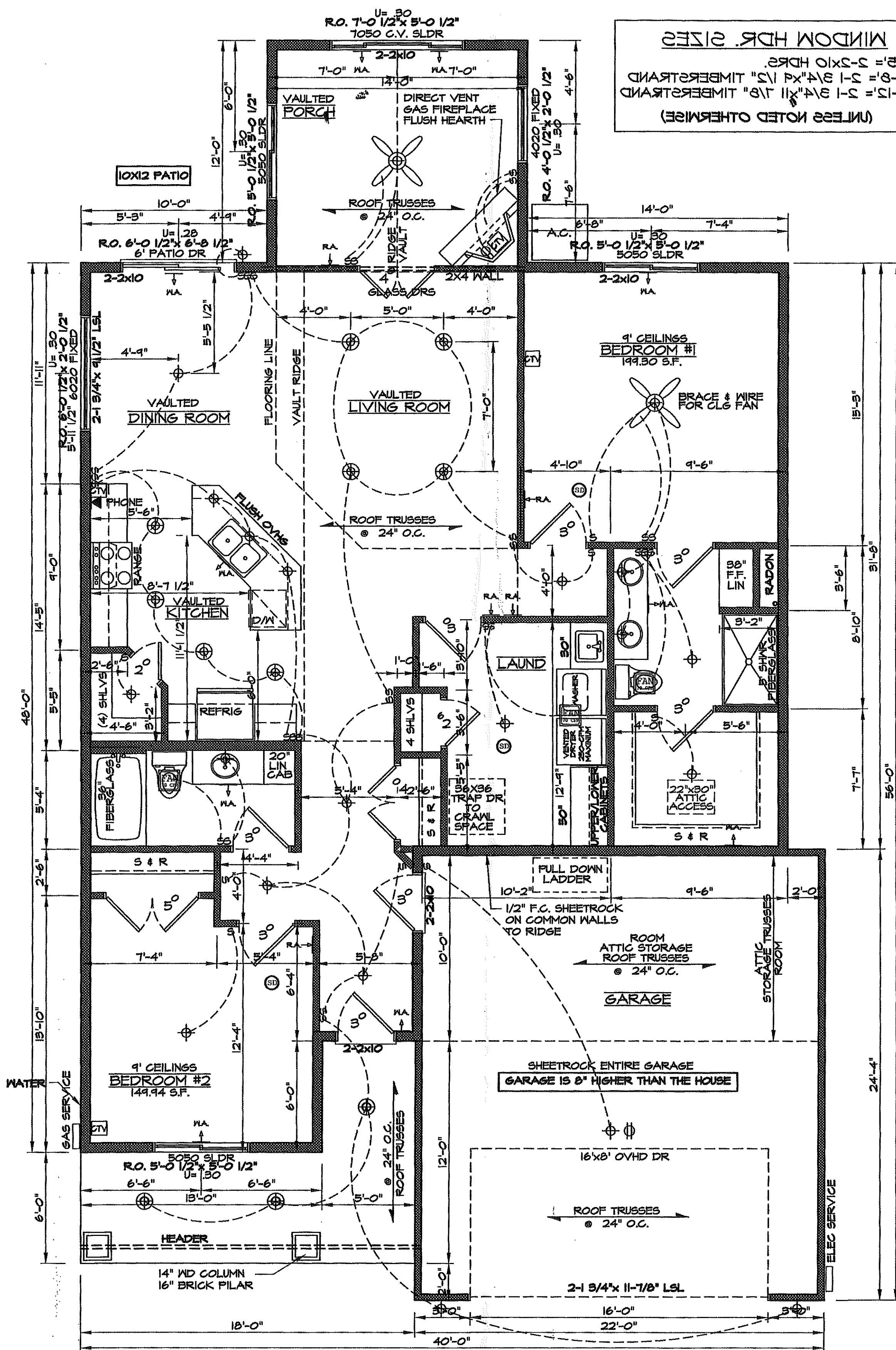
**TEST LEVEL =**

**TOTAL**

FINISHED 53. FT6.  
1645.00

## Model

**Rogers**



## FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

(UNLESS NOTED OTHERWISE)



# NF

NOVAK-FLECK INC.  
CUSTOM HOME BUILDERS  
BUILDER LICENSE #000041

NOTE:  
DUE TO ELECTRONIC REPRODUCTION, THIS PLAN MAY NOT SCALE CORRECTLY. THE HOUSE WILL BE BUILT ACCORDING TO THE DIMENSIONS SPECIFIED.  
ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE SUBJECT TO FIELD VERIFICATION. SOME CHANGES MAY BE NECESSARY.  
ALL ELECTRICAL SYMBOLS SHOWN ARE APPROXIMATE. ACTUAL PLACEMENT WILL BE DETERMINED BY THE ELECTRICIAN PER CODE REQUIREMENTS.  
ALL SQUARE FOOTAGES ARE DEEMED RELIABLE BUT NOT GUARANTEED.  
-AIRIGHT BOXES ON EXTERIOR WALLS (CATEGORY ONE)  
-CAULK & FLASH ALL EXTERIOR OPENINGS.

WINDOW GUIDE

PLAN REVIEW/DATE  
Lisa Petersen  
7-25-18

BUYER/DATE

BUYER/DATE

MASTER PLAN

Concordia

FIRST FLOOR= 1645.00

FINISHED= 1645.00

SECOND FLOOR= 0000.00

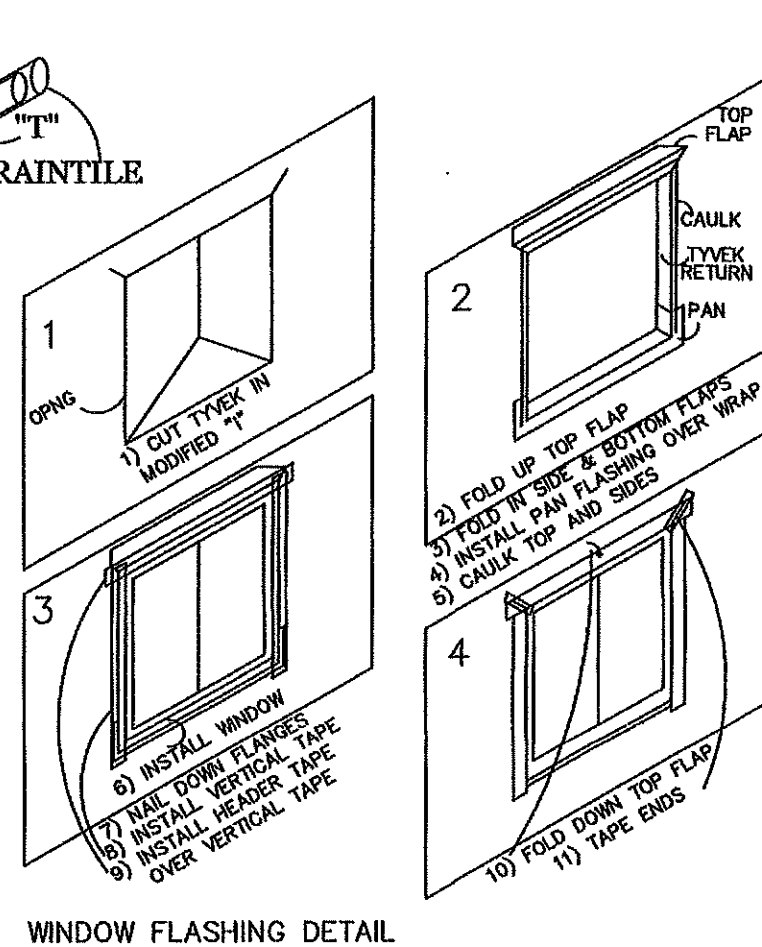
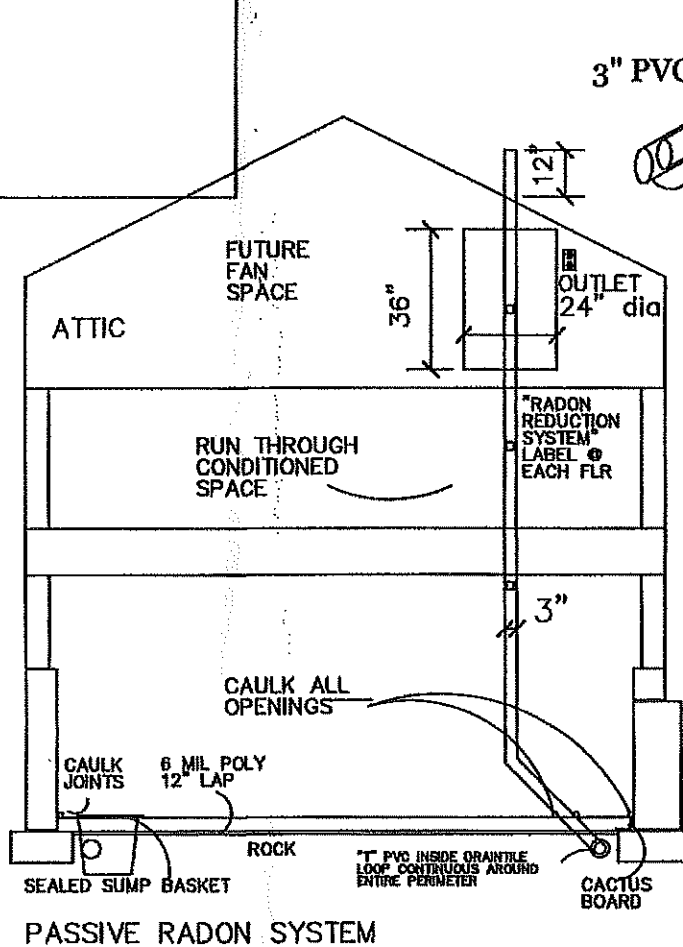
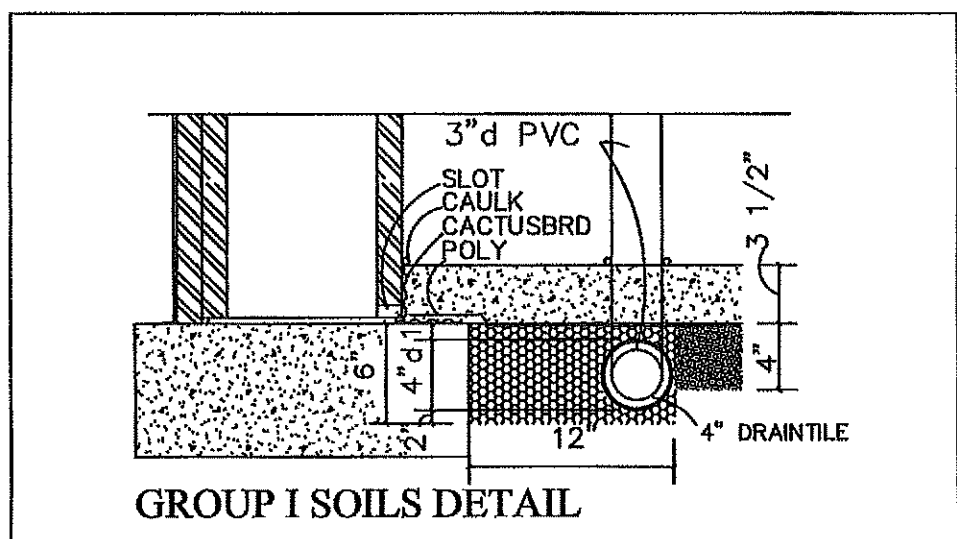
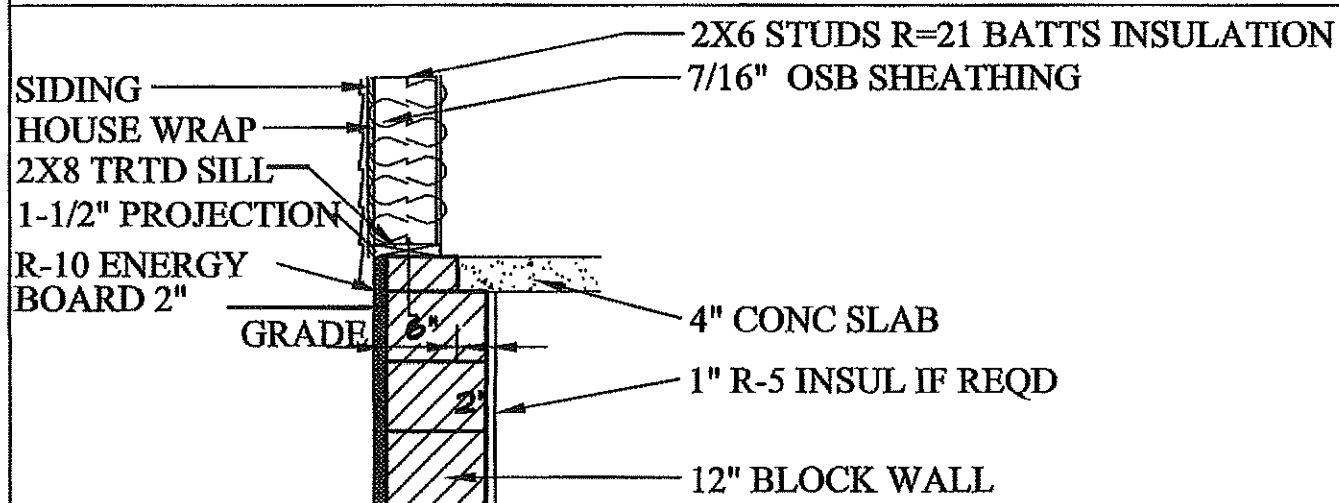
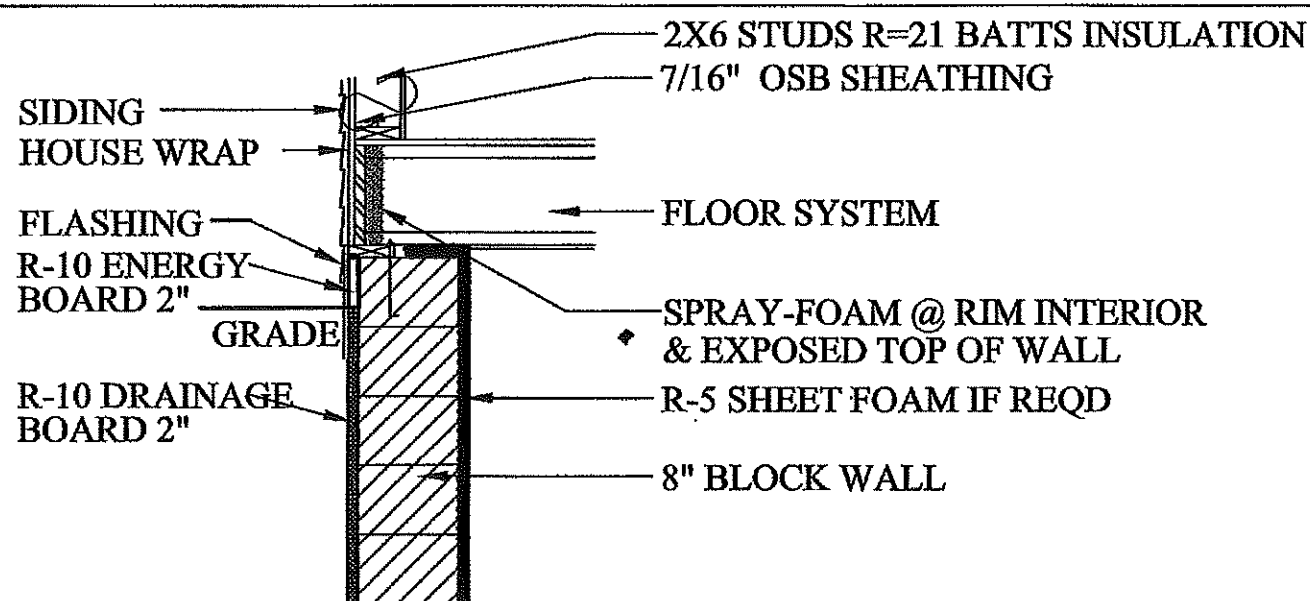
FINISHED= 0000.00

LOWER LEVEL= 0000.00

FINISHED= 0000.00

TOTAL  
FINISHED SQ. FT.= 1645.00

Model  
Rogers



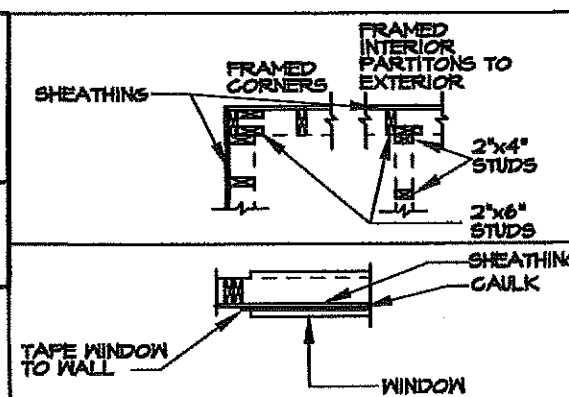
ARCHITECTURAL SHINGLES  
15# ROOF FELT  
1/2" OSB SHEATHING  
EXT. AIR FILM R=.61  
BLOWN INSUL. R=49.00  
POLY VAPOR BARRIER  
1/2" GYP.BRD. R=.58  
INT. AIR FILM R=.61  
TOTAL R=50.80

TRU-AIR ROLLED RIDGE VENT AS REQUIRED.

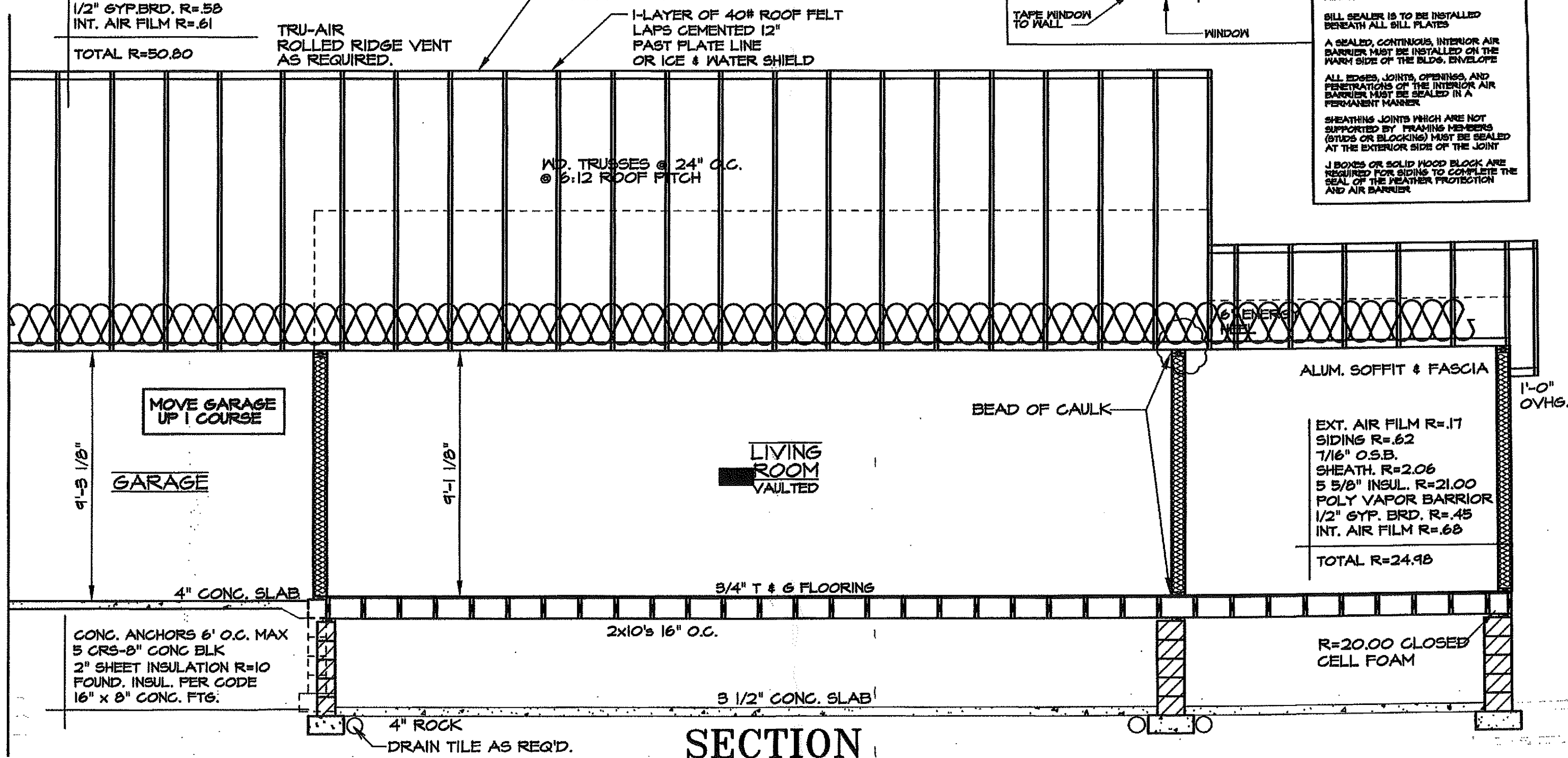
INSULATION Baffle WITH MIN. 1" AIR SPACE  
1-LAYER OF 40# ROOF FELT LAPS CEMENTED 12" PAST PLATE LINE OR ICE & WATER SHIELD

WD. TRUSSES @ 24" O.C.  
@ 6:12 ROOF PITCH

INSULATION:  
ATTIC ACCESS-IF SPRAYED CEILING AND IT IS INTACT LEAVE IT SEALED. IF SEAL IS BROKEN THEN SEAL WITH CAULK.  
IF ACCESS IS SMOOTH (WOOD PANEL, PRINTED, ETC.) THEN HEATER STRIP OPENING  
PORTAL  
WALL BRACING CODE  
R602.10.6.2



FRAMING:  
CORNERS FRAMED SO THAT INSULATION CAN BE INSTALLED AFTER SHEATHING HAS BEEN INSTALLED  
INTERIOR PARTITIONS FRAMED SO THAT INSULATION CAN BE INSTALLED AFTER SHEATHING HAS BEEN INSTALLED  
INTERIOR PARTITIONS FRAMED SO THAT INSULATION CAN BE INSTALLED AT JUNCTION WITH EXTERIOR WALL FRAMING AFTER SHEATHING HAS BEEN INSTALLED  
LABELLED WINDOWS TO BE INSTALLED AT TIME OF FRAMING INSPECTION  
WINDOWS SEALED WITH CAULKING  
BILL SEALER IS TO BE INSTALLED BENEATH ALL BILL PLATES  
A SEALED, CONTINUOUS, INTERIOR AIR BARRIER MUST BE INSTALLED ON THE WARM SIDE OF THE BLDG. ENVELOPE  
ALL EDGES, JOINTS, OPENINGS, AND PENETRATIONS OF THE INTERIOR AIR BARRIER MUST BE SEALED IN A PERMANENT MANNER  
SHEATHING JOINTS WHICH ARE NOT SUPPORTED BY FRAMING MEMBERS (STUDS OR BLOCKING) MUST BE SEALED AT THE EXTERIOR SIDE OF THE JOINT  
J BOXES OR SOLID WOOD BLOCK ARE REQUIRED FOR SIDING TO COMPLETE THE SEAL OF THE WEATHER PROTECTION AND AIR BARRIER



SECTION  
SCALE: 3/8"=1'-0"

CERTIFICATE OF SURVEY

~for~ WILEY ENTERPRISES, INC.  
~of~ 109 East Broadway Street  
Osseo, Minnesota 55369

PROPERTY DESCRIPTION

Certificate of Title No. 1149222:  
Lot 6, except the Westerly 56 feet thereof; and That part of Lot 7,  
lying West of the East 8 feet thereof.

All in Block 6, City of Attraction, Hennepin County, Minnesota.

NOTES

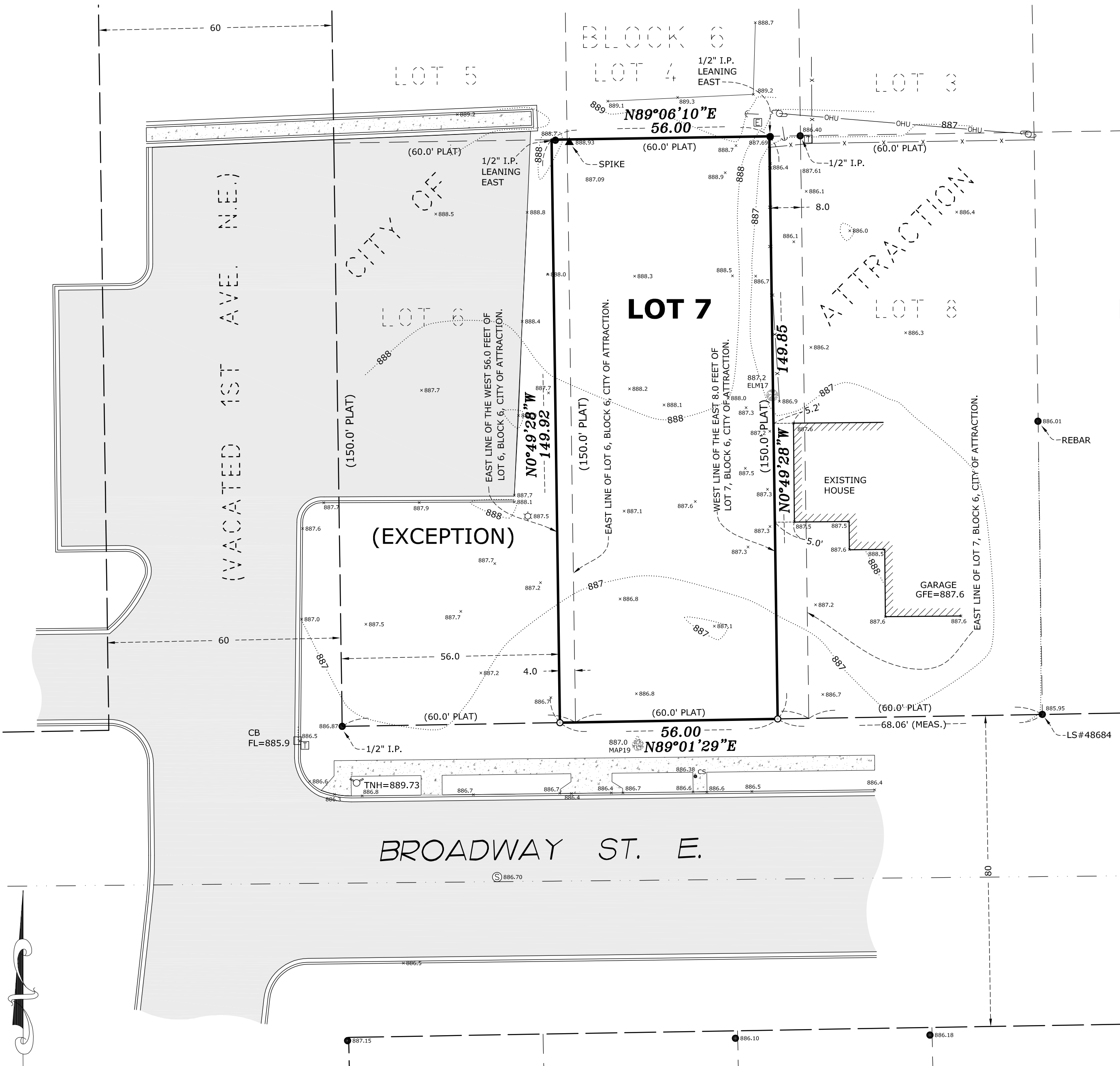
- Field survey was completed by E.G. Rud and Sons, Inc. on 08/28/20.
- Bearings shown are on Hennepin County datum.
- Parcel ID Number: 18-119-21-23-0181.
- Total Lot Area: 8393.54 Sq. Ft.
- Property is Zoned: R-2 (Multiple Family Residential)
- Building Setback are: 35 feet Front Yard.  
10 Feet Side Yard.  
10 Feet Rear Yard.
- Maximum Impervious Area: 50%
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

BENCHMARK

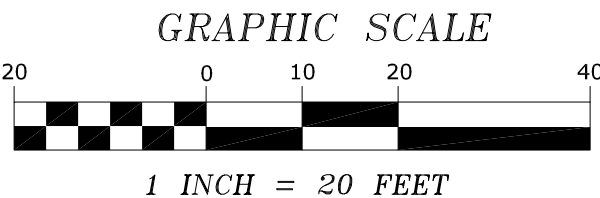
TOP NUT HYDRANT AT THE NE QUADRANT  
OF BROADWAY STREET EAST AND 1ST  
STREET N.E.  
ELEVATION=889.73 (N.A.V.D. 1988)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES HYDRANT
- CS DENOTES CURB STOP
- ☆ DENOTES LIGHT POLE
- DENOTES ELECTRICAL BOX
- ⋈ DENOTES GUY WIRE
- ⋈ DENOTES POWER POLE
- OHU— DENOTES OVERHEAD UTILITY
- ⊙ DENOTES SANITARY SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES TELEPHONE PEDESTAL
- X—X— DENOTES FENCE
- X 952.36 DENOTES EXISTING SPOT ELEVATION
- ... DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE



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



I hereby certify that this survey, plan  
or report was prepared by me or under  
my direct supervision and that I am a  
duly Registered Land Surveyor under  
the laws of the State of Minnesota.

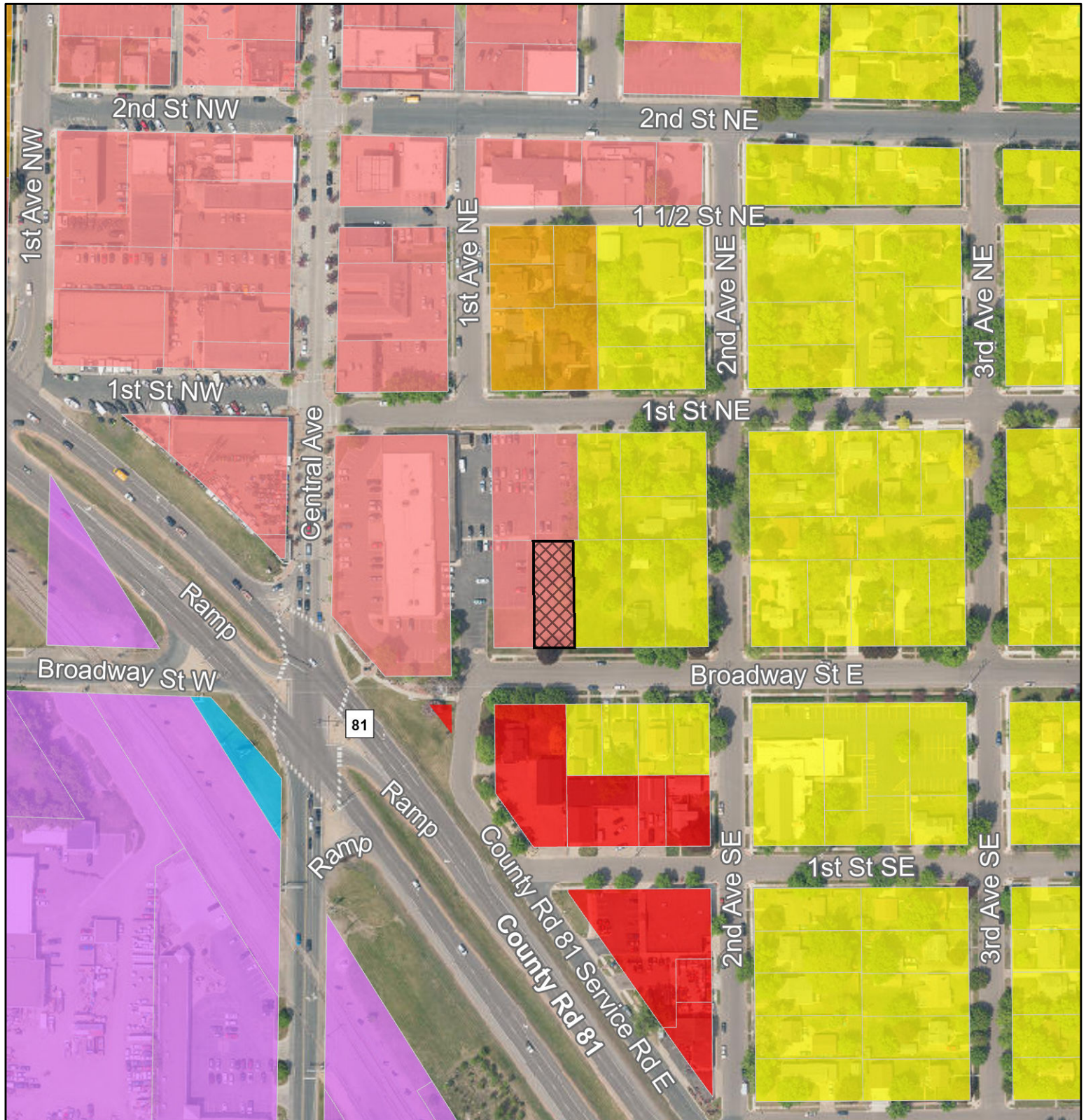
JASON E. RUD

Date: August 31, 2020 License No. 41578

DRAWN BY: CJT	JOB NO: 20.0873BT	DATE: 08/31/20
CHECK BY: JER	FIELD CREW: JH / CB	
1		
2		
3		
NO.	DATE	DESCRIPTION
BY		



# 109 Broadway St E - Rezone



1 in = 188 ft

## Zoning Classification

- Central Business District (CBD)
- Highway Commercial District North (C2N)

- Highway Commercial District South (C2S)
- Manufacturing and Industrial District (M)

- One and Two Family Residential District (R-1)
- Multi-Family Residential District (R-2)
- Public Institution District (PI)



August 27, 2020  
Map Powered By DataLink





**City of Osseo**

415 Central Avenue

Osseo, MN 55369-1195

P 763.425.2624 F 763.425.1111

[www.DiscoverOsseo.com](http://www.DiscoverOsseo.com)

## NOTICE

### Planning Commission Public Hearing

*You are receiving this notice because your property is located within 500 feet of a site proposed for rezoning.*

**APPLICANT:** Wiley Enterprises Inc.

**REQUEST:** Rezone property located at 109 Broadway Street East from current zoning (CBD – Central Business District) to R-1 – One- and Two-Family Residential.

**LOCATION:** 109 Broadway Street East, Osseo

**TIME OF HEARING:** Monday, September 21, 2020 at 6:00 PM – Virtual Meeting

Due to the declared local and state emergencies, the public hearing will be held via electronic means, and public comment will be received in writing and presented at the public hearing by City staff.

The public will be able to monitor the hearing electronically by viewing the live broadcast of the meeting on local Channel 16, or by live web stream on the CCX Media website.

**HOW TO PARTICIPATE:**

- 1) Comments may be submitted through the City's website at [www.discoverosseo.com/virtual-meeting](http://www.discoverosseo.com/virtual-meeting)
- 2) You may send a letter before the hearing to the City of Osseo, 415 Central Avenue, Osseo, MN 55369 or fax to 763-425-1111; or
- 3) You may send an email to [cityhall@ci.osseo.mn.us](mailto:cityhall@ci.osseo.mn.us) prior to the end of the public hearing.

If you want your comments to be made part of the public record, your letter, email or fax should state your first and last name and your address. Thank you in advance for your cooperation.

**ANY QUESTIONS:** Please contact the City Administrator Riley Grams at [rgrams@ci.osseo.mn.us](mailto:rgrams@ci.osseo.mn.us) or visit our website at [www.discoverosseo.com/departments/planning-commission](http://www.discoverosseo.com/departments/planning-commission)





88 13-119-22 14 0077  
KAAP ENTERPRISES LLC  
33 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 23 0022  
MANUEL AND LAVONNE MARTINEZ  
109 2ND AVE NE  
OSSEO MN 55369

88 18-119-21 23 0043  
KENNETH J SCHNEIDER  
ANN G SCHNEIDER  
116 1ST ST N E  
OSSEO MN 55369

88 13-119-22 14 0079  
HEINEN & MASON INC  
33 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 23 0023  
C L & P W CLAUSEN II  
101 2ND AVE N E  
OSSEO MN 55369

88 18-119-21 23 0044  
WILEY PROPERTIES LLC  
315 1ST AVE N E  
OSSEO MN 55369

88 13-119-22 14 0080  
9 CENTRAL OSSEO LLC  
9 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 23 0025  
MARY K DWINELL & MILO E DAHN  
101 1ST NE  
OSSEO MN 55369

88 18-119-21 23 0045  
WILEY PROPERTIES LLC  
315 1ST AVE N E  
OSSEO MN 55369

88 13-119-22 14 0112  
BOB & CARL'S LLC  
C/O JEFFREY R NELSON  
107 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 23 0029  
AMY LOKEN/CHRISTOPHER LOKEN  
116 1 1/2 ST N E  
OSSEO MN 55369

88 18-119-21 23 0046  
WILEY PROPERTIES LLC  
315 FIRST AVE NE  
OSSEO MN 55369

88 13-119-22 14 0113  
BOB & CARL'S LLC  
C/O JEFFREY R NELSON  
107 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 23 0030  
DEBORAH J CAMERON  
124 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 23 0049  
TROY M KRAY  
115 BROADWAY ST E  
OSSEO MN 55369

88 13-119-22 41 0001  
CITY OF OSSEO  
415 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 23 0031  
DOUGLAS COMM ENTERPRISES LLC  
116 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 23 0050  
STEVEN M ERNENWEIN  
ERICA L GRUBER  
125 BROADWAY ST E  
OSSEO MN 55369

88 13-119-22 41 0027  
B N & SANTA FE RR CO  
PROPERTY TAX DEPT  
PO BOX 961089  
FORT WORTH TX 76161

88 18-119-21 23 0032  
DOUGLAS COMM ENTERPRISES LLC  
116 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 23 0051  
MICHAEL & MARIE CORBETT  
133 BROADWAY ST E  
OSSEO MN 55369

88 18-119-21 23 0017  
MEGHAN GREEN  
100 2ND AVE NE  
OSSEO MN 55369

88 18-119-21 23 0033  
LAWINGER COMMERCIAL IND LLC  
ATTN LARRY LAWINGER  
106 CENTRAL AVE #A  
OSSEO MN 55369

88 18-119-21 23 0074  
TJ WEBER PROPERTIES LLC  
34 2ND ST N E  
OSSEO MN 55369

88 18-119-21 23 0018  
DAVID & SHARON BERNHOFT  
108 2ND AVE N E  
OSSEO MN 55369

88 18-119-21 23 0041  
DAVID & VICKI NERVA  
25-2ND AVE NE  
OSSEO MN 55369

88 18-119-21 23 0076  
CENTURY LINK  
PROPERTY TAX DEPT  
PO BOX 2599  
OLATHE KS 66063

88 18-119-21 23 0021  
LINDA A & LAWRENCE H MENZEL  
125 2ND AVE NE  
OSSEO MN 55369

88 18-119-21 23 0042  
SARA J GRIES  
124 1ST ST NE  
OSSEO MN 55369

88 18-119-21 23 0105  
THANG VAN PHAM  
VINH THI HOANG  
216 1ST ST N E  
OSSEO MN 55369

88 18-119-21 23 0106  
NATHAN D BENNYHOFF  
32 2ND AVE N E  
OSSEO MN 55369

88 18-119-21 23 0173  
E J & M A HAKANSON  
116 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 23 0195  
WILEY PROPERTIES LLC  
315 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 23 0107  
BARRY D ANDERSON  
24 2ND AVE N E  
OSSEO MN 55369

88 18-119-21 23 0176  
JOAN A ROY  
109 1ST ST N E  
OSSEO MN 55369

88 18-119-21 23 0203  
DAVID R ROUILLARD  
224 1ST ST N E  
OSSEO MN 55369

88 18-119-21 23 0108  
MARCIA THOMSON  
16 2ND AVE N E  
OSSEO MN 55369

88 18-119-21 23 0178  
JASON P CARDINAL  
13895 IRIS AVE  
ROGERS MN 55374

88 18-119-21 32 0023  
OSSEO UNITED METHODIST CH  
P O BOX 162  
OSSEO MN 55369

88 18-119-21 23 0112  
TERRY P MCNEIL  
124 5TH AVE N E  
OSSEO MN 55369

88 18-119-21 23 0180  
LOUIS WALZ  
17 3RD AVE N E  
OSSEO MN 55369

88 18-119-21 32 0024  
OSSEO UNITED METHODIST CH  
P O BOX 162  
OSSEO MN 55369

88 18-119-21 23 0113  
ANNE K NELSON  
225 BROADWAY ST E  
OSSEO MN 55369

88 18-119-21 23 0181  
WILEY ENTERPRISES INC  
315 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 32 0025  
OSSEO UNITED METH CHURCH  
16 2ND AVE S E  
OSSEO MN 55369

88 18-119-21 23 0114  
JOYCE M MILLER  
217 BROADWAY ST E  
OSSEO MN 55369

88 18-119-21 23 0183  
JOHN F ENGLUND  
100 CENTRAL AVE #2  
OSSEO MN 55369

88 18-119-21 32 0026  
OSSEO UNITED METHODIST CRCH  
16 2ND AVE S E  
OSSEO MN 55369

88 18-119-21 23 0115  
BRADLEY ARTHUR KITZMAN  
209 BROADWAY ST E  
OSSEO MN 55369

88 18-119-21 23 0184  
JOHN F ENGLUND  
100 CENTRAL AVE #2  
OSSEO MN 55369

88 18-119-21 32 0027  
OSSEO UNITED METHODIST CHUR  
16 2ND AVE S E  
OSSEO MN 55369

88 18-119-21 23 0116  
EDWARD W HAWTHORNE  
LESHAING M HAWTHORNE  
207 BROADWAY ST E  
OSSEO MN 55369

88 18-119-21 23 0185  
SEEK HOME INC  
100 CENTRAL AVE #3  
OSSEO MN 55369

88 18-119-21 32 0039  
JAMES R HULTGREN  
108 2ND AVE S E  
OSSEO MN 55369

88 18-119-21 23 0163  
ERIN BENOLKIN #15  
HOLIDAY STATION STORE INC  
PO BOX 1224  
MPLS MN 55440

88 18-119-21 23 0186  
STEVEN C & WANDA RYAN  
217 1ST ST N E  
OSSEO MN 55369

88 18-119-21 32 0040  
MICHAEL J LONEY  
100 2ND AVE S E  
OSSEO MN 55369

88 18-119-21 23 0166  
KIM W TRUAX  
124 2ND AVE N E  
OSSEO MN 55369

88 18-119-21 23 0193  
UNITED TELEPHONE CO OF MN  
PROPERTY TAX DEPT  
P O BOX 2599  
OLATHE KS 66063

88 18-119-21 32 0052  
JANELLA R HAWKINS  
132 BROADWAY ST E  
OSSEO MN 55369

88 18-119-21 32 0053  
STEPHEN M ROSS  
124 BROADWAY ST E  
OSSEO MN 55369

88 18-119-21 32 0054  
KATHRYN A THOEMKE  
116 BROADWAY ST E  
OSSEO MN 55369

88 18-119-21 32 0055  
CHAD W RIVERS  
108 BROADWAY ST E  
OSSEO MN 55369

88 18-119-21 32 0062  
JEFF VICK  
2745 SCOTT AVE  
GOLDEN VALLEY MN 55422

88 18-119-21 32 0063  
M L & J E SERVAIS  
133 1ST ST S E  
OSSEO MN 55369

88 18-119-21 32 0077  
JEROME CAIN/DEVAIN CAIN/  
DORI TROSSEN/DEREK KLATT  
308 BROADWAY ST E  
OSSEO MN 55369

88 18-119-21 32 0078  
B N & SANTA FE RR CO  
PROPERTY TAX DEPT  
PO BOX 961089  
FORT WORTH TX 76161

88 18-119-21 32 0079  
SCENE CLEAN INC  
111 1ST ST S E STE 2  
OSSEO MN 55369

88 18-119-21 32 0102  
COUNTY 81 HOLDINGS LLC  
21202 ST FRANCIS BLVD  
ANOKA MN 55303

88 18-119-21 32 0103  
ALL AMERICAN HOLDINGS LLC  
21202 ST FRANCIS BLVD  
ANOKA MN 55303



**CITY OF OSSEO**  
**Resolution No. 2020-xx**

**RESOLUTION APPROVING A REQUEST FOR REZONING FROM CBD, CENTRAL  
BUSINESS DISTRICT TO R-1, ONE AND TWO-FAMILY RESIDENTIAL DISTRICT  
FOR THE PROPERTY LOCATED AT 109 BROADWAY STREET EAST**

WHEREAS, Bruce Wiley of Wiley Enterprises, Inc. (“Applicant”) owns property located at 109 Broadway Street East, Osseo (PID 18-119-21-23-0181) and legally described in the attached Exhibit A made part hereof by this reference (the “Property”); and

WHEREAS, the applicant’s property is zoned CBD, Central Business District, which is intended to accommodate central business type uses that include joint-use parking areas and business uses primarily oriented to the walking public; and

WHEREAS, surrounding properties are zoned CBD, Central Business District and R-1, One and Two-Family Residential, and the planned and actual surrounding land uses consist primarily of residential uses; and

WHEREAS, the Applicant submitted an application for rezoning of the Property dated July 21, 2020 to rezone the Property to R-1, One and Two-Family Residential; and

WHEREAS, the Applicant has indicated that the property will be developed with a single-family home, as per the application; and

WHEREAS, the City Council can approve a rezoning if it finds that the standards for rezoning as described in the Osseo City Code Chapter 153, Section 152 Amendments; Procedures have been met; and

WHEREAS, on September 21, 2020, the Planning Commission conducted a public hearing, reviewed the application, and found that the criteria for granting a rezoning were **satisfied, and recommend approval**; and

WHEREAS, the City Council reviewed and considered the reports, documents, testimony, and other materials presented; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Osseo, Hennepin County, Minnesota, that, after consideration of all information regarding this matter including the testimony presented at the public hearing and subject to the terms and conditions below, the City Council makes the following findings with regard to the requested rezoning:

1. All required information for a Zoning Map Amendment has been supplied;
2. The Zoning Map Amendment is consistent with the Comprehensive Plan;
3. The Zoning Map Amendment promotes public health, safety, and general welfare, as well as efficiency and economy in the process of development;
4. The Zoning Map Amendment is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and
5. The property to be amended (rezoned) is suitable for the uses permitted by the Zoning District that would be applied by the proposed Zoning Map Amendment

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Osseo does hereby approve the requested rezoning of the subject property from CBD, Central Business District to R-1, One and Two-Family Residential District.

Adopted by the Osseo City Council this 28<sup>th</sup> day of September 2020.

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Mayor Duane E. Poppe

ATTEST:

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City Clerk LeAnn Larson

EXHIBIT A

Lot 6, except the Westerly 56 feet thereof; and That part of Lot 7, lying West of the East 8 feet thereof.

All in Block 6, City of Attraction,  
Hennepin County, Minnesota