



AGENDA – REGULAR MEETING
6:00 p.m., November 21, 2022

Planning Commission

- 1. CALL TO ORDER**
- 2. ROLL CALL** (Quorum is 4)
- 3. APPROVAL OF AGENDA** (Unanimous additions required)
- 4. APPROVAL OF MINUTES**
 - A. Planning Commission Minutes of September 19, 2022
- 5. PUBLIC COMMENTS**
- 6. PUBLIC HEARINGS**
 - A. 305 1st St NE Variance Application
- 7. REPORTS OR COMMENTS: Staff, Chair, & Commission Members**
- 8. ADJOURNMENT**

**OSSEO PLANNING COMMISSION MINUTES
REGULAR MEETING
September 19, 2022**

1. CALL TO ORDER

The regular meeting of the Osseo Planning Commission was called to order by Chair Mueller at 6:00 pm, Monday, September 19, 2022.

2. ROLL CALL

Present: Commission members Dee Bonn, Chris Carrigan, Kenny Nelson, Michael Olkives, and Chair Ashlee Mueller

Absent: Commission member Deanna Burke and Kerstin Schulz.

Others present: Community Management Coordinator Joe Amerman, City Administrator Riley Grams and Councilmember Harold Johnson

3. APPROVAL OF AGENDA

A motion was made by Bonn, seconded by Olkives, to approve the Agenda as presented. The motion carried 4-1 (Nelson opposed).

4. APPROVAL OF MINUTES

A. Approve June 20, 2022, Minutes

A motion was made by Olkives, seconded by Bonn, to approve the June 20, 2022, minutes. The motion carried 5-0.

5. PUBLIC COMMENTS

Chair Mueller 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. Site Plan Application for 600 Central Avenue

A motion was made by Nelson to table action on this item because the City's website was not updated prior to this meeting. The motion failed for lack of a second.

Amerman stated Hall Sweeney Properties is proposing to combine five properties into a single lot and redevelopment the site into a 143-unit apartment building at 600-632 Central Avenue. Currently there are five lots with uses including several commercial buildings, single family home, and a vacant lot. The redeveloped property will total 1.25 acres. Staff commented further on the proposed request, discussed the objectives within the Edge Mixed Use District and recommended approval with conditions.

A motion was made by Bonn, seconded by Carrigan, to open the Public Hearing at 6:16 p.m. The motion carried 4-1 (Nelson opposed).

Nelson requested staff provide him with a copy of the Conditional Use Permit for 5 Central. Grams reported 5 Central was not required to have a CUP. Amerman commented he would be able to provide a copy of the case file to Commissioner Nelson after the meeting.

A motion was made by Olkives, seconded by Bonn, to close the public hearing at 6:18 p.m. The motion carried 4-1 (Nelson opposed).

Olkives asked if the one handicap parking space would be adequate. Amerman reported this would be reviewed by Metro West when the final plans are reviewed, noting all ADA requirements would have to be met for the project.

Bonn expressed concern with the fact there was only one entrance into the underground parking lot. Pete Keeley, Collage Architects, reported the drive aisle would be 24 feet which was quite standard for parking lots. He commented further on how traffic would flow through the site noting there would be clear sight lines.

Bonn requested further information on how vehicles would access the site. Mr. Keeley discussed how traffic would enter and exit the site.

Carrigan discussed the goals for this property as noted within the Comprehensive Plan. He was of the opinion the proposed project did not meet the intent of the Comp Plan for the Edge Mixed Use zoning district. He believed this building should have ground floor retail with multi-family above. Amerman explained the Edge Mixed Use district allows for commercial uses on the first floor, as well as any use within the R-2 district throughout the development. He stated this project was reviewed by the City Attorney and it met the City's long term planning goals.

Nelson commented he had similar feelings regarding this project. He believed Edge Mixed Use should have coffee shops or art studios on ground level with apartments above. He indicated the proposed development was the same as 5 Central and there was no Mixed Use component. He questioned what the vacancy rate was in the City.

Carrigan believed there was a need for more commercial space along Central Avenue. He was of the opinion it would be a missed opportunity to have only residential along this block.

Mueller indicated she did not disagree with Commissioner Carrigan's points. She believed more retail space was always nice. However, when thinking about the way this end of town was laid out, there was more residential surrounding this property. She believed the City was doing a good job balancing the commercial space with the residential space in order to build community. She discussed how having more residents would assist with supporting the retail and commercial that was already in the community.

Carrigan suggested other blocks and other sites be considered for residential housing. He recommended the proposed site be a mixed use development.

Nelson asked if the building south of 6th Avenue has a commercial ground floor. Amerman stated this was the case.

Nelson commented further on how Realife had commercial uses along Central Avenue.

Councilmember Harold Johnson, 12 Sixth Street NE - #106, stated he was a resident of Realife and has been since 2001. He discussed the commercial uses that were allowed within Realife, noting food uses were not allowed. He stated the seven tenant spaces were all full at this time.

Grams explained the Edge Mixed Use zoning district was created to allow for maximum flexibility of the site. He reported with more commercial uses comes more restraints on parking, along with more trips in and out of the property.

Olkives stated he served on the Comprehensive Plan Committee. He explained this property was slated for redevelopment with possible housing. While he agreed with Commissioner Carrigan to a point, he also understood this was a great site for housing. He requested the applicant speak to the Commission.

Jeff Hall, Hall Sweeney Properties, thanked the Commission for their time. He thanked staff for all of their assistance on this project. He stated he was sympathetic to mixed use projects, if in the right spot. He indicated if this project were located a block south, near the park, commercial uses would make more sense. However this site feels very residential and he was concerned about parking. He reported he did not want to construct a building with commercial or retail that sat empty. He discussed how the proposed building would bring more people to the community which would assist in supporting the existing retail.

Nelson asked if the ground level units could be converted to retail in the future. Mr. Keely, architect for the project, explained 3,500 square feet of the southwest corner could be converted to retail in the future.

Nelson questioned what the life expectancy of the building would be. Mr. Keely anticipated this would be 50 to 100 years. He commented further on how housing adapts over time in order to continue serving as housing.

Nelson inquired if this building could be adapted to owner-occupied units. Mr. Keely stated this could be done noting the metering systems would have to be addressed if this were to occur.

Nelson asked what type of energy would be used for this building. Mr. Keely explained the units would be mostly electric and the general areas would be powered by gas. It was noted that each unit would have their own HVAC unit.

Nelson questioned if the roof would be solar ready. Mr. Keely reported this was the case.

Nelson inquired if the site would have electric vehicle charging stations. Mr. Hall stated the site would have six electrical vehicle charging stations.

Nelson asked what the dog or pet policy would be for this development. Mr. Hall explained pets are very popular and noted this development would be pet friendly. He indicated the site would have a pet wash and he would try to find an area that would have pet turf.

Grams commented on the affordability component for this project noting 10% of the units would be at 60% AMI.

Nelson questioned how the developer was working to lessen their carbon footprint through this building. Mr. Hall reported he would be doing an energy audit and noted this building would be very energy efficient. Mr. Hall commented on how this building would assist with reduced trips because residents would be able to walk to work or walk to the local retail establishments. He then discussed the energy design assistance program that would help him understand what energy is being put in and how he could make it better. He explained all of the units along Central Avenue were walk up units and could be converted to home offices very easily.

Nelson thanked the developer for working to address carbon footprint concerns.

Carrigan commented on how the Comprehensive Plan speaks to enhancing and maintaining the small town character of Osseo. He expressed concern with the materials that would be used on the building. He believed the metal on the building would detract and was not keeping in line with the downtown area. He noted metal was to be an accent material and not as a primary façade material. Mr. Keely discussed how he had highlighted the southwest and northwest corners of the building with brick and masonry. He commented he would love to use more brick but it was very costly. He believed the metal panels were an upgrade to cement fiber. He reported the metal panel was ribbed.

Carrigan stated that he did not believe this building had the right look and feel for Osseo. He recommended more emphasis be placed on the corner at 93rd because this corner was the entrance into Osseo.

Further discussion ensued regarding the grade and elevation of the building.

Carrigan commented he appreciated the fact that the building was slightly elevated above the street level, but stated he would like to see it elevated even more to provide more privacy to the first floor tenants. He suggested the first floor balconies be eliminated. He supported the metal railing near the pit being removed and be replaced with a concrete wall. He discussed the lighting plan and suggested wall sconces be used instead of lights on the retaining wall so as to reduce the impact on neighboring properties.

Olkives asked what would happen to the rest of the block if this development were to move forward. Mr. Hall explained there was a large easement between this development and the neighboring apartment building. He stated he did not have any plans for this property.

Olkives requested further information regarding what the plans were for the roof. Mr. Hall explained there would be a rooftop deck for the residents to use as a connection to the outdoors with a nice view of Osseo.

Carrigan requested further comment regarding the stormwater management. Mr. Keely discussed how the stormwater would be managed on the site.

Carrigan encouraged the developer to reconsider the number of compact parking stalls that were being proposed.

Bonn questioned if there would be a playground for young families with children. Mr. Keely stated the site would not have a playground.

Nelson commented the closest playground would be at the elementary school or Sipe Park. He anticipated most apartment buildings do not have playgrounds.

Mueller commented this building would be mostly one and two bedroom units. She indicated the beauty of Osseo would be that those living in these apartments would have sidewalks available to take them to nearby parks. Grams explained when Boerboom Park is renovated brand new playground equipment would be included.

Mueller reviewed the options for the Planning Commission to consider which were to approve the site plan with conditions, approve the site plan with changes as amended, deny the site plan or table action for more information.

A motion was made by Olkives, seconded by Bonn, to approve the Site and Building Plan to the City Council, subject to the ten (10) conditions listed below.

- 1) The improvements shall match the site plan submitted for approval by the City Council;**
- 2) Any necessary payment for SAC charges must be made prior to issuance of any building permits;**
- 3) The applicant shall obtain all necessary building and sign permits and pay all fees related to the proposed improvements;**
- 4) Weeds and other vegetation shall be maintained at all times in accordance with Chapter 93.38 of the City Code;**
- 5) All trash shall be stored within a properly screened enclosure.**
- 6) The applicant shall revised the landscape plan to increase the amount of vegetation on the eastern berm for parking lot screening purposes.**
- 7) The applicant shall provide updated information regarding the amount of bicycle parking provided on site; both outside and within the parking garage and shall comply with the ordinance standards.**
- 8) The applicant shall provide detailed information about the parking stall sizing and how circulation will occur within the surface lot and parking ramp. Turning radii for large and small passenger vehicles should be examined.**
- 9) The applicant shall revised their utility plans to comply with the City Engineer comments and City regulations.**
- 10) The site plan will be valid for one year following the date of approval unless work begins toward completion within one year or the approval is renewed for a period of one year by the City Council.**

Nelson stated this was not a perfect plan but this was not his property. He explained he would like to see urban townhomes on this site. He believed this was a nice building and he liked the green aspects included in the project. He commented he was concerned that

the public was not properly notified about this meeting. He stated he was concerned with the fact staff was not properly updating the City's website. He reported if he voted no on this project it had more to do with City staff and their ability to properly notify the public than about the proposed project.

Mueller clarified for the record that all proper notifications were sent prior to this meeting. Amerman reported this was the case.

Carrigan questioned how the concerns raised at this meeting would be addressed. Amerman indicated these comments and concerns would be reviewed by staff and the Council prior to making a final determination on this project. Grams stated the applicant and the developer would also take these comments into consideration.

Carrigan encouraged the developer to consider how to use the southwest corner as retail. He believed this would be a great improvement to the proposed project and would be in keeping in line with the intention of the Edge Mixed Use zoning district.

The motion carried 3-2 (Carrigan and Nelson opposed).

7. REPORTS OR COMMENTS: Staff, Chair & Commission Members

Amerman thanked the Commission for their detailed review of this planning case. Grams explained staff would follow up with the developer and applicant regarding the design elements within this project.

Olkives stated he was excited for this project and what it would bring to the City.

8. ADJOURNMENT

A motion was made by Bonn, seconded by Carrigan, to adjourn the meeting at 7:31 pm. The motion carried 5-0.

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial



Osseo Planning Commission Meeting Item

Agenda Item: Consider Variance for Private Garage at 305 1st St NE

Meeting Date: November 21, 2022

Prepared by: Joe Amerman, Community Management Coordinator

Attachments: Variance Application
Acknowledgement of Responsibility
Narrative
Site Plans
Photos of Site
Public Hearing Notice
Public Hearing Notice Map and Addresses
Setback Requirements

Policy Consideration:

The owners of the single-family residential property at 305 1st St NE seek a variance to build an addition to their garage with a rear yard setback of 1' 6".

Relevant Previous Action or Discussion:

In 2020 the City unanimously approved a garage height and setback variance at property located one block from the address of this application.

Background:

305 1st St NE is located in the R-1 One- and Two-Family Residential District of the city, several blocks east of the Central Business District. According to Hennepin County records this property was built in 1941.

At issue is the distance between the existing garage and the northern boundary of the property, which is 1' 6". At the time the home and garage were built Osseo had not yet adopted current setback requirements, which did not occur until the 1990's. This code established the setbacks included in the attachments for each of the city's zoning districts. Any homes, garages, accessory structures, or other buildings which already existed at that time, but would no longer be allowed, were immediately considered 'legal non-conforming'.

Now the applicants would like to expand their garage, as illustrated in the included building plans. However, §153.150 (B) (5) states that "*no non-conforming structure or use shall be enlarged, increased, or extended to occupy a greater area than was occupied when the use became non-conforming. . .*". This prevents the applicants from expanding the garage as it currently exists. While the applicants acknowledge they could technically build an accessory structure such as a shed, the applicants argue that given the setback requirements (5 feet from the side/rear yards, 25 feet from the front, and no less than 5 feet from the principal structure) it simply isn't feasible. And so a variance is needed.

Variance Analysis:

While the City must consider variance applications in light of the standards listed in the zoning code and state statute, some of the standards are open to interpretation.

Variances must be found to be in general agreement with the purposes and intent of the zoning ordinances, and when the variances align with the goals laid out in the comprehensive plan. Even if all standards are met, the City is not obligated to grant a variance in any situation.

General Intent:

The address of the application is in the R-1 District, the stated intent of this district is “to recognize fully or partially developed one- and two-family residential areas including supporting public and semi-public facilities, to provide for future development of a similar nature, and to protect the desired low intensity living environment from encroachment by conflicting land use.”

Staff believes that this variance would not meaningfully alter the ‘low intensity’ character of this area. However, this is a determination the Planning Commission must make.

Comprehensive Plan

The 2040 Comprehensive Plan guides this area for Detached Residential uses. Detached Residential is ‘the traditional detached single-family house, which has been the largest land use in Osseo by area. The density range for detached residential housing is four to eight dwelling units per acre. In addition to single-family detached houses, this land use category could allow accessory units and duplexes.”

This proposed garage addition does not change local densities (which for this area sits at 4.85 units per acre) or appear to conflict with any other stated goal of the 2040 Comprehensive Plan related to detached housing.

Practical Difficulties

In 2011, Minnesota state statutes established the “Practical Difficulties” test as the standard for granting variances. This replaces the earlier ‘undue hardship’ standard (though the Osseo City Code still uses the hardship language) and is considered an easier standard to meet. There are three components to this test.

- Reasonableness
 - The applicant must propose to use the property in a reasonable way but cannot do so under the rules of the ordinance.
 - *The Planning Commission must judge whether an expansion of the garage is a reasonable use of the property.*
- Uniqueness
 - Is the applicant’s problem due to circumstances unique to the property, not caused by the landowner? According to the League of Minnesota Cities, this generally relates to the physical characteristics of a particular piece of property. By that they mean, the unique challenge should relate to the land and not the personal preferences of the owner.
 - In this case the applicants believe that their garage’s status as ‘legal non-conforming’, and how that status limits their ability to expand their garage space, constitutes a unique physical challenge.
 - *The Planning Commission must determine whether the legal status of the existing garage creates a unique physical challenge.*
- Essential Character
 - Would granting a variance change the essential character of the area?
 - *The Planning Commission must consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area.*

If the City finds the project meets these standards, it may choose to grant a variance. A final important note, according to the League of Minnesota Cities, a city exercises 'quasi-judicial' authority' when considering variances. Which means the City is able to evaluate facts of the application against the legal standards for a variance and has some leeway in making that determination, much like a judge. However, the City is limited to using those standards.

Budget or Other Considerations:

As with most land use applications, there is a \$500 fee for variance applications to cover in-house staff costs. This was received with the application. The City has 60 days to issues a decision but can grant itself another 60 days if needed. The application was received on October 12.

This addition will not require any other variances. The addition would meet current setback requirements on all other sides, the resulting impervious surface coverage would remain below 50%, and the total square footage of the expanded garage would still remain under 1,000 ft². A permit application for the addition has already been reviewed and approved.

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 and high-quality housing options.

Options:

The Planning Commission may choose to make the following recommendation to the City Council:

1. Approve the variance request;
2. Approve the variance request with noted changes/as amended;
3. Deny the variance request; or
4. Table action on this item for more information.

Next Step:

This item will go before the City Council at its November 28 meeting for consideration and approval.

**Application For:**

Variance

Residential ☒Commercial ☐Sign ☐

415 Central Avenue, Osseo, MN 55369

Phone 763.425.2624

Fax 763.425.1111

Information 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.

Property Information:Site address: 305-1ST St NE Osseo

Property identification number: _____

Property legal description: Lot: _____ Block: _____ Tract/Addition: _____

Property type (check one): Abstract: _____ Torrens: _____

Description of request (list the practical difficulties of your request – attach more if necessary):

garage addition for storage of items
that used to be stored at parents home.
Please see attached pages + pictures

Applicant Information:Name: Don + Nancy Seitz Daytime phone: D 763-843-1143
N 763-360-1746Address: 305-1ST St NE Osseo Email Address: Donandnancyseitz@gmail.com

Applicant agrees to reimburse the City of all legal and/or engineering costs incurred by the City, provide plans/drawings/survey for submittal, and pay any additional water and/or sewer assessments that may be due pending a check of City records.

Signature: Nancy Seitz Date: 10-12-2022

Property Owner Information:

Name: Donald + Nancy Seitz Daytime phone: B-763-843-1163
N-763-360-1766
Address: 305-1ST St NE Osseo Email Address: donandnancyseitz
@gmail.com

Signature: Nancy Seitz [Signature] Date: 10-12-2022

*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.*

.....
For City use only:

Receipt number: 174312 Date received: 10/12/22 (\$500 Application Fee)

Any other fees? N/A Received by: KB

Notice to press date: 11.3.22 Press publication date: 11.10.22

Scheduled Planning Commission date: 11.21.22

Scheduled City Council date: 11.28.22



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

10-12-2022

Signature of Applicant

Nancy Seitz [Signature]

Name and Address of Applicant
(Please Print)

Donald + Nancy Seitz

305-1ST ST NE

Osseo MN 55369

Phone Number

home 763-425-2920 D-cell 763-843-1163
N cell - 763-360-1766

Email Address

donandnancyseitz@gmail.com

Name and Address of Contact
(If Other Than Applicant)

Phone Number

Email Address

Thank you for taking the time to consider our request on a variance to expand on our garage.

We are Don & Nancy Seitz, 305 1st Street NE. We purchased our home in 2005. We have lived in the Osseo area our entire lives. Nancy's parents purchased their Osseo home in 1956 and lived there until they passed away. We both graduated from Osseo High School. We both work in the area, Don for Osseo Schools and Nancy for Topline Financial Credit Union. You could say we have been and will be lifelong Osseo residents.

We need to expand the storage we currently have at our home. Don has a lot of archery targets and fishing gear, seasonal décor and lawn furniture etc. that he used to store at his Mother's home which was sold in May 2022. Renting a storage unit is very costly and inconvenient. We currently have a 2 car garage and a small shed that holds our vehicles, lawn mower, snow blower, tools etc. We are hoping to add onto our garage so that it would hold the items that used to be stored at Don's moms as well as the items currently in the shed.

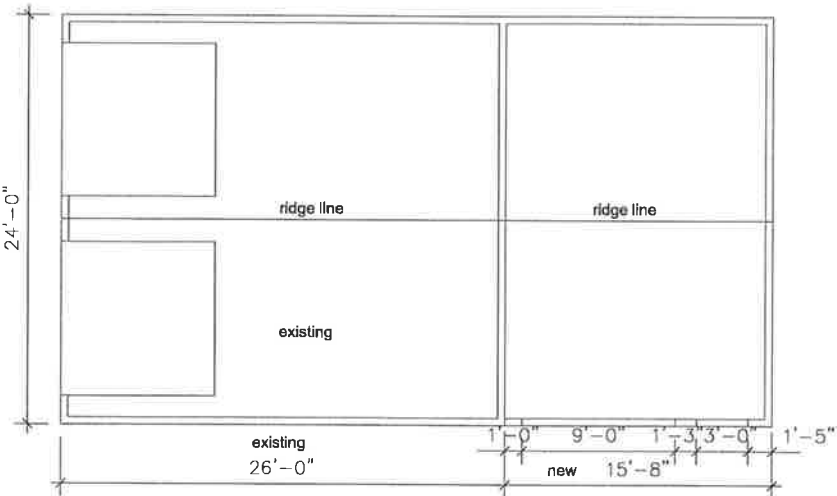
We understand that we are supposed to have a 5 foot set back. If we can't get a variance for that, and would be forced to build a separate building, there would be a lot of "wasted space" in the back corner of our lot (see pictures). We have spoken with our neighbors, Cliff & Sue Gates and Kathi Vnuk, who are adjacent to our property, and they have no issues if we build following the lines of our current garage. Kathi has a privacy fence that currently goes the length of where the garage would be and there is a chain link fence between us and Cliff & Sue.

Please consider giving us this variance.

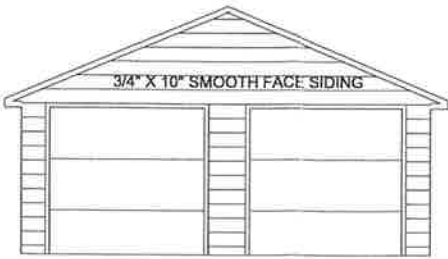
Thank you

Don & Nancy Seitz

INSPECTOR'S COPY

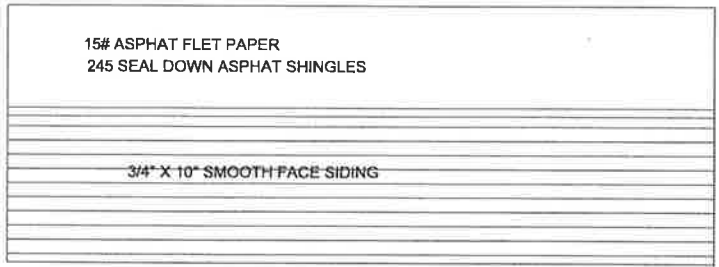


FLOOR PLAN
SCALE 1/4" = 1'-0"



WEST VEIW
SCALE 1/4" = 1'-0"

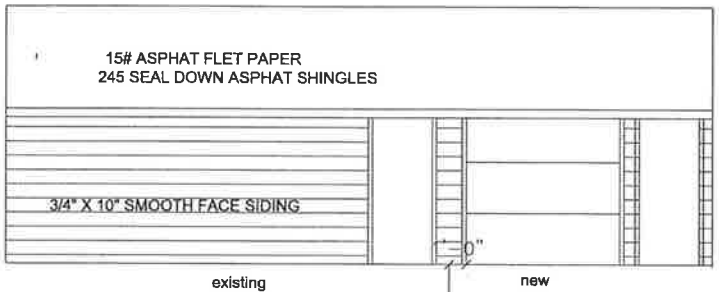
3/4" X 10" SMOOTH FACE SIDING



SOUTH VEIW
SCALE 1/4" = 1'-0"



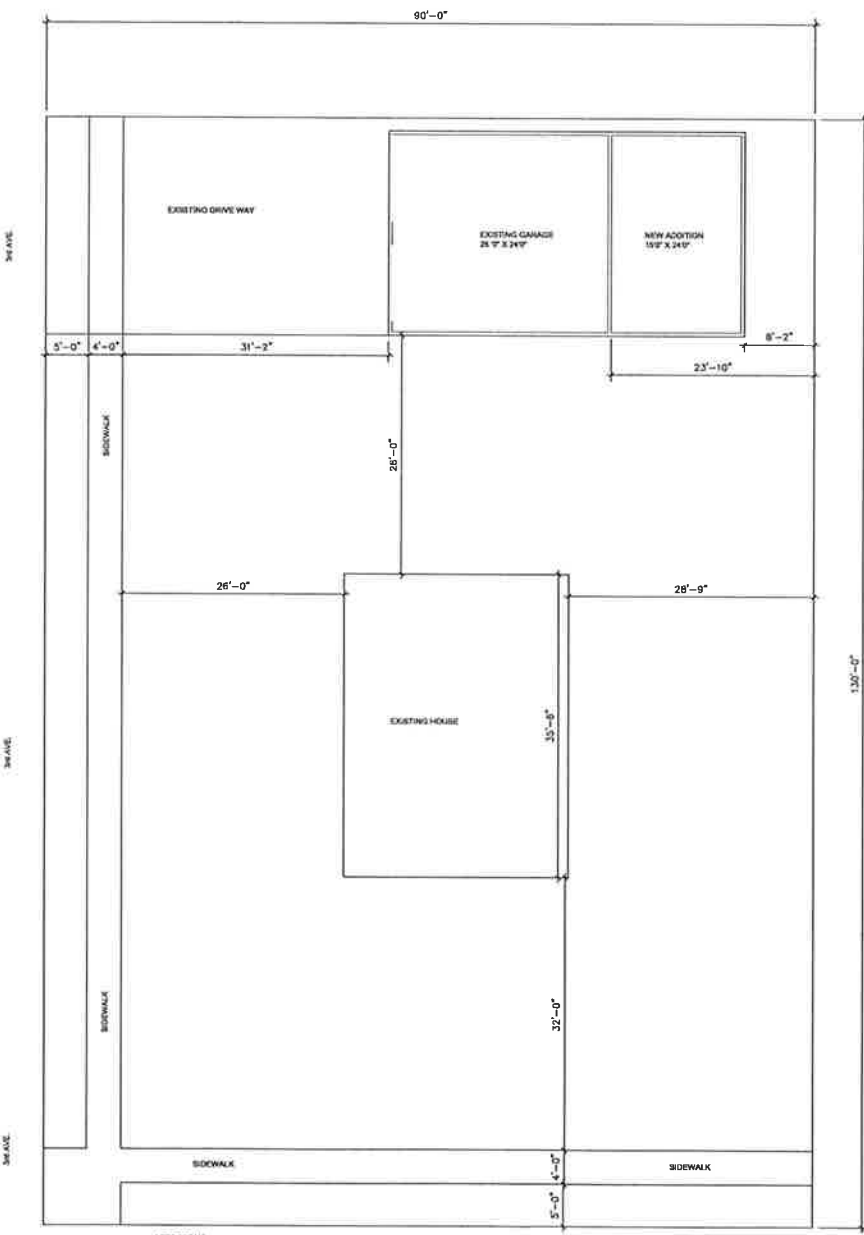
EAST VEIW
SCALE 1/4" = 1'-0"



NORTH VEIW
SCALE 1/4" = 1'-0"

CITY OF OSSEO
Date 8-30-22

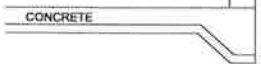
REVIEWED
Dan Kirkpatrick
For Code Compliance



SITE PLAN
SCALE 1/8" = 1'-0"

DON NANCY SEITZ
305 1ST NE
OSSEO, MN 55369

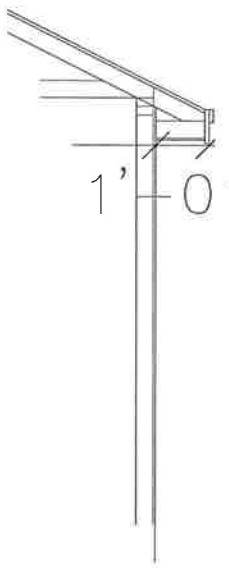
1/2 ANCHOR BOLTS
6" BLOCK
4" THICKENED EDGE SLAB
2" FOAM
4" OF S&G FILL



FOOTING DETAIL
SCALE 3/4" = 1'-0"



CORNICE DETAIL
SCALE 3/4" = 1'-0"



ROOF/SIDE WALL DETAIL
SCALE 3/4" = 1'-0"



This shed would be
replaced by garage
addition at
305-1ST ST NE





Back corner of
property at
305-1ST St NE





City of Osseo

415 Central Avenue
Osseo, MN 55369-1195

P 763.425.2624 F 763.425.1111

www.DiscoverOsseo.com

NOTICE

Planning Commission Public Hearing

APPLICANT: Don and Nancy Seitz

REQUEST: Consider a rear yard setback variance for a private garage.

LOCATION OF IMPACT: 305 1st St NE – PID 181192130087

TIME OF HEARING: Monday, November 21, at 6:00 p.m. – Osseo City Hall

HOW TO PARTICIPATE:

- 1) You may attend the hearing and state your comments;
- 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 jamerman@ci.osseo.mn.us

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

ANY QUESTIONS: Please contact Community Management Coordinator Joe Amerman at 763-425-1454

You may visit City Hall (415 Central Avenue) during business hours to discuss the proposal, or visit our website after November 17, 2021 at <http://www.discoverosseo.com/departments/planning-commission/>

Publication Date: The Press (November 10, 2022)

88 18-119-21 23 0017
MEGHAN GREEN
100 2ND AVE NE
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 0135
CHAD TUCKER
317 BROADWAY ST 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 0108
MARCIA THOMSON
16 2ND AVE N E
OSSEO MN 55369

88 18-119-21 23 0139
GARY D KELZENBERG
301 BROADWAY ST E
OSSEO MN 55369

88 18-119-21 23 0079
KATHERINE BURNS
BRANDON BURNS
132 2ND AVE N E
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 0145
WILLIAM R/SHAUNE M YOUNKERS
201 3RD AVE N E
OSSEO MN 55369

88 18-119-21 23 0085
MARILENA E ECKES
317 1ST ST N E
OSSEO MN 55369

88 18-119-21 23 0113
NICHOLAS KLEPPE
KRISTEN NGUYEN
225 BROADWAY ST E
OSSEO MN 55369

88 18-119-21 23 0147
GERALD R ZELENAK
133 3RD AVE N E
OSSEO MN 55369

88 18-119-21 23 0086
SUSAN D GATES
CLIFFORD GATES
309 1ST ST N 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 0153
DOUGLAS & MICHEALLE WALLGREN
209 4TH AVE NE
OSSEO MN 55369

88 18-119-21 23 0087
DONALD & NANCY SEITZ
305 1ST ST N 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 0154
THOMAS S HAGE & JAMI A HAGE
324 2ND ST N E
OSSEO MN 55369

88 18-119-21 23 0088
KATHRYN A VNUK
116 3RD AVE N E
OSSEO MN 55369

88 18-119-21 23 0117
TIMOTHY P WALSH
33 4TH AVE N E
OSSEO MN 55369

88 18-119-21 23 0155
CITY OF OSSEO
415 CENTRAL AVE
OSSEO MN 55369

88 18-119-21 23 0096
LORI ANN KRONEBERGER
101 3RD AVE N E
OSSEO MN 55369

88 18-119-21 23 0118
DEBRA SHEPPARD
25 4TH AVE N E
OSSEO MN 55369

88 18-119-21 23 0156
LORILEE LEININGER
CHARLES LEININGER
7230 FAIRWAY LANE
PEQUOT LAKES MN 56472

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 0123
MARK A/REBECCA L WEIDENBACH
32 3RD AVE N 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 0106
NATHAN D BENNYHOFF
32 2ND AVE N E
OSSEO MN 55369

88 18-119-21 23 0130
DAVID L ALEXANDER
333 BROADWAY ST E
OSSEO MN 55369

88 18-119-21 23 0167
AARON & ABIGAELE MANSOUR
117 4TH AVE N E
OSSEO MN 55369

88 18-119-21 23 0168
ROGER S LEE
316 1 1/2 ST N E
OSSEO MN 55369

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

88 18-119-21 24 0024
RICHARD S & SHEREEN O'MALLEY
24 4TH AVE N E
OSSEO MN 55369

88 18-119-21 23 0169
MICHAEL D CLANCY
17 4TH AVE N E
OSSEO MN 55369

88 18-119-21 23 0189
CANDACE S BERG
16 3RD AVE N E
OSSEO MN 55369

88 18-119-21 24 0025
JESSE BECKER
408 1ST ST N E
OSSEO MN 55369

88 18-119-21 23 0170
ROBERT & MARIA OLSON
308 1ST ST N E
OSSEO MN 55369

88 18-119-21 23 0190
MICHAEL R/JACQUELINE R FAIR
208 3RD AVE N E
OSSEO MN 55369

88 18-119-21 24 0103
JOHN GOTH
132 4TH AVE NE
OSSEO MN 55369

88 18-119-21 23 0171
HEATHER MARTIN
125 3RD AVE N E
OSSEO MN 55369

88 18-119-21 23 0196
DEALS LLC
7445 EMERSON AVE S
RICHFIELD MN 55423

88 18-119-21 23 0172
DANIEL J PHENOW
109 3RD AVE 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 0174
SABINE R SENEAR
309 BROADWAY ST E
OSSEO MN 55369

88 18-119-21 24 0012
KEITH BROWN
100 4TH AVE N E
OSSEO MN 55369

88 18-119-21 23 0177
ERIC M VEST
VANESSA VEST
124 3RD AVE N E
OSSEO MN 55369

88 18-119-21 24 0013
CATHERINE E DURAN
IVAN DURAN AMASTAL
108 4TH AVE N E
OSSEO MN 55369

88 18-119-21 23 0178
ADAM EDWARD MICHALICEK
33 3RD AVE NE
OSSEO MN 55369

88 18-119-21 24 0014
THOMAS B & LAURA P SHAW
116 4TH 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 24 0015
JOSHUA M COAN
JOCELYN M COAN
124 4TH AVE NE
OSSEO MN 55369

88 18-119-21 23 0182
LAWRENCE BUSCH
325 BROADWAY ST E
OSSEO MN 55369

88 18-119-21 24 0023
MATTHEW J LEISEN
JANELL M LEISEN
16 4TH AVE NE
OSSEO MN 55369



Hennepin County Locate & Notify Map

Date: 10/17/2022



Buffer Size: 350

Map Comments:

350 Feet Buffer from 305 1st St NE

0 50 100 200 Feet
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This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

APPENDIX A: LOT REQUIREMENTS AND STANDARDS

Zoning District	Building Height Max. (feet) ^e	Access. Height Max. (feet)	Lot Size Min (s.f)	Lot Width Minimum (feet)	Setbacks ^f					Minimum Site Area Per Dwelling Unit (sq. feet)	Dwelling Floor Area Ratio	Max. Impervious Surface(%)
					Front Yard (Feet)	Corner Side Yard (Feet)	Side Interior (Feet)	Rear Yard (Feet)	Accessory Side/Rear Yard (Feet) (Alley)			
Zoning District	Building Height Max. (feet) ^e	Access. Height Max. (feet)	Lot Size Min (s.f)	Lot Width Minimum (feet)	Front Yard (Feet)	Corner Side Yard (Feet)	Side Interior (Feet)	Rear Yard (Feet)	Accessory Side/Rear Yard (Feet) (Alley)	Minimum Site Area Per Dwelling Unit (sq. feet)	Dwelling Floor Area Ratio	Max. Impervious Surface(%)
R-1												
One-family	25	10 ^g	8,250	50	25	25 ^c	15 ^b	5	5		0	50%
Two-family	25	10 ^g	10,000	50	25	25 ^c	15 ^b	5	5			50%
R-2												
Multiple family												
Efficiency		10 ^g	21,780	130	35	25	10	10		400	N/A	60%
1-bedroom	35 (65) ^a	10 ^g	21,780	130	35	25	10	10		525	N/A	60%
2-bedroom		10 ^g	21,780	130	35	25	10	10		650	N/A	60%
More		10 ^g	21,780	130	35	25	10	10		Add 125 s.f. each additional bedroom	N/A	60%
CBD	45	15	7,200	50	0	0	0 ^d	0	0	N/A	N/A	100%
EMX	65 ^a	15	7,200	50	0 10 ft max	0 10 ft max	0 ^d	0	0	N/A	N/A	100%
C-2N & S	35	15	7,200	50	20	20	10	10	10	N/A	1	60%
M	40	15	20,000	100	20	20	10	10	10	N/A	1	100%

Definitions:

43,560 square feet = 1 acre

Floor area ratio = total floor area of principal and accessory structure in direct ratio to the gross area of the lot

Notes:

^a 65 ft. if structure is designed for multiple residents

^b On interior lots, there must be at least 15 feet between dwellings with a minimum of 5 feet from the lot line

^c The buildable principal structure area must not be less than 32 feet in width, exclusive of setbacks

^d When a commercial building shares a common boundary with a residential use property, a side yard set back of 10 feet is required

^e The building height limits established herein for districts shall not apply to the following: belfries; chimneys or flues; church spires; cooling towers; cupolas and domes which do not contain useable space; elevator penthouses; flag poles; monuments; parapet walls extending not more than 3 feet above the limiting height of the building

^f The following shall not be considered as encroachment on required yard setbacks:

(1) Flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, eaves, gutters, and the like, provided they do not project more than two feet into the required yard

(2) Ground level patio, i.e., patio that is flush with the ground

(3) In rear yards, recreational and laundry drying equipment, arbors and trellises, detached outdoor living rooms, and air conditioning or heating equipment to a point not less than ten feet from the rear lot line

(4) A one-story enclosed entrance for a detached one-family, duplex, or townhouse dwelling may extend into the front yard setback not exceeding four feet

^g Except private garages are allowed to be up to 15 feet in height

(1997 Code, Ch.25, Table1) (Am. Ord. passed 9-22-2003; Am. Ord. 2005-5, passed 8-8-2005; Am. Ord. 2021-1, passed 4-12-2021)