

# HENNEPIN COUNTY

## MINNESOTA

September 16, 2024

PL202400135  
PL2024-135

Mr. Dakota Crowell  
City Planner  
City of Bloomington  
1800 West Old Shakopee Road  
Bloomington, MN 55431

Re: Preliminary Plat Review – Penn Lake CityHomes (Received 08/19/24)  
County State Aid Highway (CSAH) 32 (Penn Avenue South)  
Hennepin County Plat Review ID #3449B (Reviewed 08/27/24)

Mr. Crowell:

Please consider the following county staff comments for the proposed redevelopment at 8525 and 8545 Penn Avenue South.

**Access:** Hennepin County supports the primary site access on 86th Street with a proposed emergency-only access on Penn Avenue. The design of emergency-only access will need to prohibit general use through a variety of means such as alignment, signage, curb, and paving materials. Approval of this access is predicated on county design review prior to and during the county road access permitting process.

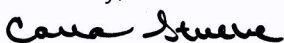
**Right-of-Way:** Consistent with previous comments, county staff recommend a seven-foot right-of-way dedication, along with a ten-foot sidewalk, trail, drainage, and utility easement to provide space for future needs along the corridor.

**Storm Water/Drainage:** Per County Ordinance 22, the existing drainage patterns shall not be altered unless approved by Hennepin County. Watershed District approval and drainage calculations are required if the work alters existing drainage patterns. Post-construction flow rates entering Hennepin County's drainage system, overland or through pipes, shall not exceed pre-construction rates for the two, 10 and 100-year events. When available, please share formalized drainage plans. *Contact: Jordan Labat at 612-596-0703 or [jordan.Labat@hennepin.us](mailto:jordan.Labat@hennepin.us)*

**Permits:** Please inform the developer that all construction within county right-of-way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to, driveway and street access, drainage and utility construction, trail development, and landscaping. *Contact: Douglas Heidemann, Permits Coordinator at 612-596-0336 or [douglas.heidemann@hennepin.us](mailto:douglas.heidemann@hennepin.us)*

Please contact Chad Ellos: 612-596-0395, [chad.ellos@hennepin.us](mailto:chad.ellos@hennepin.us) with any questions.

Sincerely,



Carla Stueve, PE  
County Highway Engineer

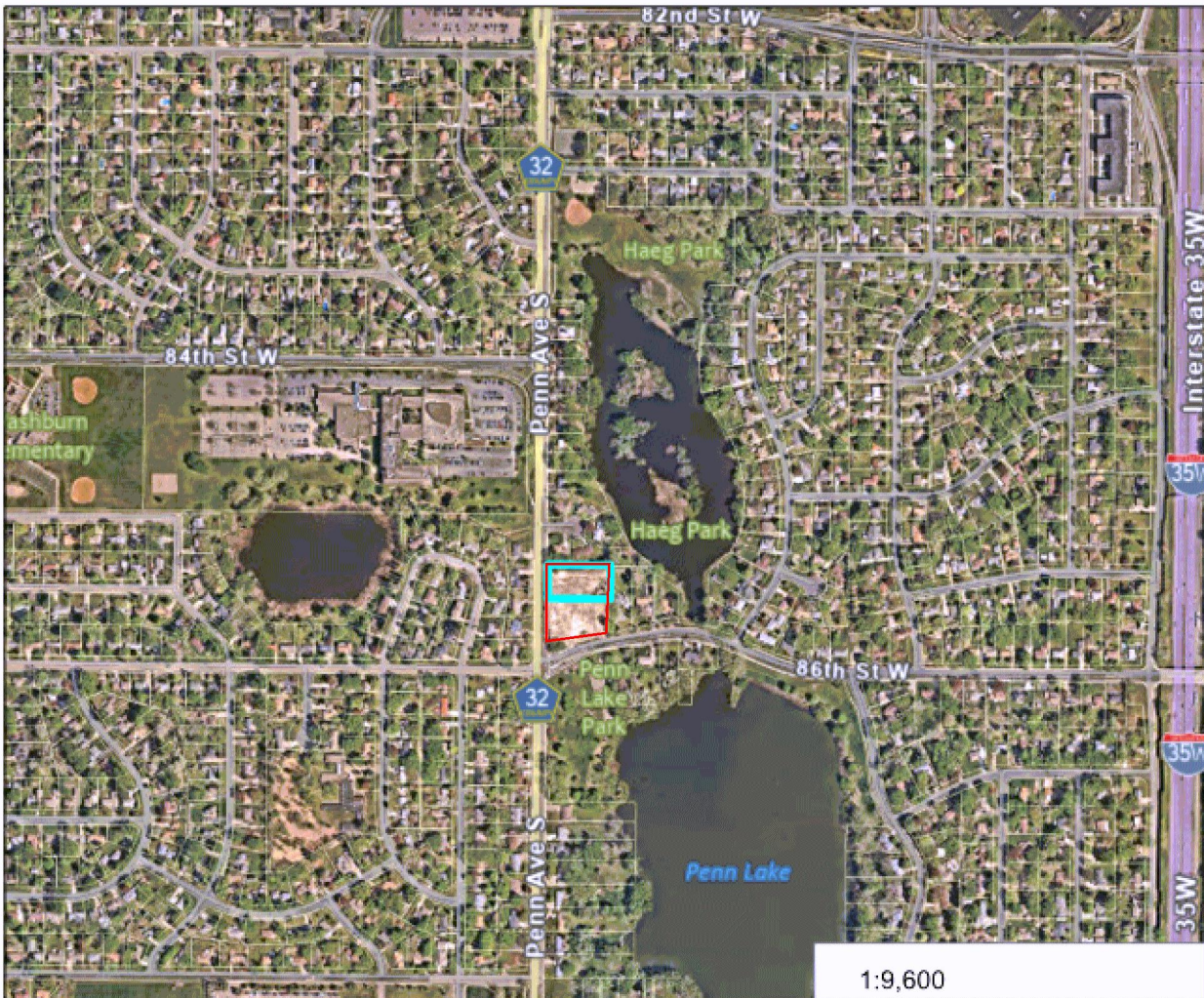






## Site Location - Penn Lake CityHomes - CSAH 32 - #3449B

Date: 8/19/2024



PARCEL ID: 0402724330002

OWNER NAME: Modc Penn Llc

PARCEL ADDRESS: 8525 Penn Ave S, Bloomington MN 55431

PARCEL AREA: 0.89 acres, 38,768 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2023, PAYABLE 2024

PROPERTY TYPE: Vacant Land-Residential

HOMESTEAD: Non-Homestead

MARKET VALUE: \$94,600

TAX TOTAL: \$1,382.44

ASSESSED 2024, PAYABLE 2025

PROPERTY TYPE: Vacant Land-Residential

HOMESTEAD: Non-Homestead

MARKET VALUE: \$104,800

### Comments:

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.

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