

Presentation of American
Red Cross Flag

Joy Eastman, Branch Manager of the Southwest Branch of the American Red Cross, presented an American Red Cross flag to the City and requested that it be flown during the month of March, which is Red Cross Month. The flag was accepted by the Mayor, who expressed the City's appreciation for the work done by the Red Cross.

Preliminary and Final Plat
for Norman Plaza 5

Case 9645A-89

Item 4.1

R-89-26

The Council was requested by Jim Noreen to consider approving the preliminary and final plat of Norman Plaza 5 located at 7101 West 78th Street. The plat was submitted to change a metes and bounds description to lot and block for construction of an office building.

The proposed plat was reviewed by the Administrative Subdivision Review Committee on February 14 and was recommended for approval with the following conditions:

1. 15-foot utility, drainage, bikeway and sidewalk easement adjacent to West 78th Street,
2. floodage easement to the 100-year flood elevation,
3. provide joint access for common driveway over the west 40 feet of the north 60 feet on the westerly property line,
4. no park dedication required,
5. alterations to utilities be at the developer's expense.

These conditions have been or are being met. Following discussion, motion was made by Blessum, seconded by Peterson, and all voting aye, to close the hearing, to approve the preliminary and final plat of Norman Plaza 5, to approve the subdivision agreement, and to adopt a resolution granting final approval.

Preliminary and Final Plat
for Overlook

Case 3331A-89

Item 4.2

R-89-27

The Council was requested by David Bergsten to consider approving the preliminary and final plat of Overlook located at 4101 and 4103 West Old Shakopee Road. The plat was submitted to change two metes and bounds descriptions to lot and block.

The proposed plat was reviewed by the Administrative Subdivision Review Committee on February 14, and was recommended for approval with a condition that a 10-foot sidewalk/bikeway easement be dedicated along West Old Shakopee Road. A deed is being prepared for that easement.

Following discussion, motion was made by Mahon, seconded by Blessum, and all voting aye, to close the hearing, to approve the preliminary and final plat of Overlook, to approve the subdivision agreement, and to adopt a resolution granting final approval.

Ordinance to Require Permits
and Establish Permit Fees
for Abandonment of Wells

Item 4.3

O-89-12

The Council was requested to consider adopting an ordinance to amend Chapter 15, Articles VII and IX, of the City Code to require permits and establish permit fees for abandonment of wells. The Director of Community Development indicated that the City is currently enforcing the provisions of the State of Minnesota Department of Health's Water Well Construction Code pertaining to well abandonments. He said open wells are a potential source of ground water contaminants, and therefore, when wells are no longer going to be used, they are to be properly sealed. He said the permit requirement would allow the City to know of wells that are being abandoned within its corporate limits and to monitor the abandonment process for compliance with the State Code. Collection of a permit fee would defray the cost of City staff time spent in enforcing the State Code provisions.

Mahon asked what impact adoption of this ordinance would have on residents, particularly in east Bloomington, who have wells that are no longer in use. Mr. Lee said the intent is not to go out and search for wells that have been abandoned, but when the City becomes aware of a well no longer being used to see that it is properly sealed. Following discussion, motion was made by Blessum, seconded by Peterson, and all voting aye, to close the hearing and adopt the ordinance.

July 8, 1997

Neil Peterson
Peterson Real Estate, Inc.
9640 Xylon Avenue South
Bloomington, MN 55438

RE: Case 9645AB-97

Dear Mr. Peterson:

At its regular meeting of July 7, 1997 the City Council approved a conditional use permit for the placement of fill in the floodplain at 7101 West 78th Street (Case 9645A-97), subject to the following condition:

- 1) Nine Mile Creek Watershed District floodplain permit be obtained and proof of permit submitted to the Manager of Building and Inspection Division prior to the issuance of a City grading permit.

The City Council also approved a final site plan and building plans for a 15,000 square foot office building at 7101 West 78th Street (Case 9645B-97), subject to the following conditions being satisfied prior to the issuance of any grading or buildin permits:

- 1) Exterior building materials be approved by the Planning Manager;
- 2) Building plans shall identify trash and recyclable material collection and storage area provided within the building as approved by the Fire Marshal and the Planning Manager;
- 3) Grading, drainage, utility and erosion control plans be approved by the City Engineer;
- 4) Connection charges be satisfied;
- 5) A SAC questionnaire be completed and submitted to the Department of Public Works;
- 6) Access, circulation and parking plans be approved by the City Traffic Engineer;
- 7) Erosion control measures be in place prior to issuance of grading permits and maintained during the construction period and not be removed until disturbed areas are stabilized;
- 8) Wetland area be field verified and hydrology calculations, as appropriate, be submitted for review and approval by the City Engineer;
- 9) All Federal, State and Watershed District permits, as applicable, be obtained and proof of permits be submitted to the Manager of Building and Inspection;
- 10) Alterations to utilities be at the developer's expense;
- 11) Temporary street signs and addresses be provided during construction;
- 12) Common driveway easement recorded on the plat described as 9 feet either side of a line parallel with and 87 feet south of the West 78th Street center line.

and subject to the following Code requirements:

- 1) Landscape plan be approved by the Planning Manager (Sec 19.52);
- 2) All rooftop equipment be fully screened (Sec. 19.52.01);

Neil Peterson

July 8, 1997

Page Two

- 3) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64);
- 4) Property be platted in accordance with the requirements of Chapter 16 of the City Code (Sec. 16.03) with dedication of right-of-way 50 feet from centerline of West 78th Street and a 10 foot sidewalk and bikeway easement;
- 5) Building be provided with an automatic fire sprinkler system as approved by the Fire Marshal (Mn Bldg. Code 3802; Uniform Fire Code Ch. 10.306);
- 6) Fire lanes be posted as approved by the Fire Marshal (Sec. 8.73);
- 7) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (Sec. 6.20, Uniform Fire Code Ch. 10.301-C);
- 8) Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code;
- 9) Signage be in conformance with the requirements of Chapter 19, Article X of the City Code;
- 10) A uniform sign design be submitted for approval by the Planning Manager; and
- 11) All signage be in accordance with the approved Uniform Sign Design.

Should you have any questions regarding this action, please contact Robert Sharlin at (612) 948-8925.

Sincerely,



Clark Arneson
Planning Manager

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August 8, 1997

Mount Properties 701-3118
c/o Robert Solfelt
10508 Bluff Road
Eden Prairie, MN 55344

Re: The Administrative Plat of MOUNT ONE ADDITION Case No. 9645C-97

Dear Mr. Solfelt:

On August 4, 1997, the City Council approved the preliminary and final plat of MOUNT ONE ADDITION with the following conditions:

1. Standard drainage and utility easements be shown on the final plat along front and side yard property line with the side yard drainage and utility easement terminating at the rear yard floodage easement.
2. Rear yard floodage easement be shown on the final plat as approved by the City Engineer.
3. Common driveway easement of 9 feet either side of a line parallel with/and 87 feet south of West 78th Street center line, as approved by the City Traffic Engineer.
4. No park dedication be required.
5. Access, circulation and parking plans to be approved by the city Traffic Engineer.
6. Erosion control measures to be in place prior to issuance of grading permits and maintained during the construction period and not be removed until disturbed areas are stabilized.
7. Alterations to utilities be at the developer's expense.
8. Rights of way be dedicated 50 feet from centerline of West 78th St.
9. 10 foot sidewalk and bikeway easement be provided along West 78th St.
10. Sidewalk to be constructed at property owners expense at a location determined by City Engineer.

DEPARTMENT OF PUBLIC WORKS



Don T. Mattson
Engineering Division

DTM:cr

cc: Bob Hawbaker

April 2, 1998

Robert J. Solfelt
West 78th Street L.L.C.
7808 Creekridge Circle, Suite 305
Bloomington, MN 55439

RE: Case 9645A-98

Dear Mr. Solfelt:

On March 24, 1998, the Director of Community Development administratively approved revised final site plan and building plans for: 1) revision of building floor plan and lower level parking; and 2) revision of surface parking and circulation drive at 7101 West 78th Street.

Should you have any questions regarding this action, please contact Robert Sharlin, Associate Planner at (612) 948-8925.

Sincerely,



Clark Arneson
Planning Manager

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April 4, 2006

FMC Partners LLC
c/o Frauenshuh Companies
7101 West 78th Street #100
Bloomington, MN 55439

RE: Case 9645ABC-06

Dear Mr. Frauenshuh:

At its regular meeting of April 3, 2006, the City Council adopted a resolution approving variances to: A) allow a second sign; B) increase total site sign area from 64 square feet to 101 square feet for two signs; and C) sign location not on a street frontage at 7101 West 78th Street subject to the following conditions:

- 1) The allowed business sign shall be the existing ground sign along the West 78th Street frontage and the second sign shall be the wall sign as shown on plans in Case 9645ABC-06;
- 2) The wall sign will be of the materials and design and not exceed the dimensions and sign area as shown on the plans in Case 9645ABC-06;
- 3) The wall sign, the second sign, shall be placed on the rear wall of the building as shown on plans in Case 9645ABC-06;
- 4) Total site sign area will not exceed 101 square feet of sign area for the two signs. This figure would include any changes to the permitted sign on the street frontage, whether freestanding or wall sign; and
- 5) Upon change of ownership or building tenant in the future, the approved second sign, the wall sign, may be replaced at the same location by a wall sign of Code complying material, construction, illumination, and has an equal or lesser sign area upon review and approval by the Planning Manager.

Should you have any questions regarding this action, please contact Galen Doyle at (952) 563-8924. Before any construction work begins, you must obtain all required building permits. Please contact the Building and Inspection Division at (952) 563-8930 to discuss the requirements for building permit application.

Sincerely,

Bob Hawbaker

Manager, Planning and Economic Development

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9645 ABC 06



May 24, 2018

Frauenshuh Companies
ATTN: Allen Hill
7101 West 78th Street, Suite #100
Bloomington, MN 55439

RE: Case # PL201800195 – Parking lot and drive-aisle modifications
7101 West 78th Street

Mr. Hill:

As set forth in City Code Section 21.501.01(c), I have administratively approved a Minor Revision to the Final Site and Building Plans for parking lot and drive aisle modifications located at 7101 West 78th Street subject to the following conditions:

1. Prior to Permit A parking lot permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
3. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
4. Ongoing The site improvements are limited to those as shown on the approved plans in Case File #PL201800195.
5. Ongoing All construction related loading, unloading, drop-off, pick-up, staging and parking must take place on site and off adjacent public streets and public right-of-way.

Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Sincerely,

Glen Markegard, AICP
Planning Manager



July 27, 2018

Allen Hill
Frauenshuh Companies
7101 West 78th Street
Bloomington, MN 55439

RE: Case # PL201800194
6925, 7001, & 7101 West 78th Street

Dear Mr. Hill:

At its regular meeting of June 25, 2018, the City Council of Bloomington, Minnesota approved the Type II Preliminary and Final Plat of FRAUENSHUH 2ND ADDITION (Case # PL201800194).

This approval is subject to conditions which must be satisfied prior to recording the final plat with Hennepin County and must comply with all applicable local, state, and federal codes.

1. The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits (22.03(a)(2)).
2. A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
3. A consent to plat form from any mortgage company with property interest must be provided.
4. Right-of-Way on West 78th Street must be dedicated to the public as approved by the City Engineer.
5. Public drainage and utility easements must be provided as approved by the City Engineer.
6. A public 10-foot sidewalk and bikeway easement must be provided along all street frontages as approved by the City Engineer.

Should you have any questions regarding this action, please contact Bruce Bunker, Engineering Technician, at (952) 563-4546 or bbunker@BloomingtonMN.gov.

Sincerely,



August 02, 2018

Frauenschuh Companies
ATTN: Allen Hill
7101 West 78th Street
Bloomington, MN 55439

RE: Case # PL201800241 – Final Site and Building Plans for a seven stall parking lot
6925, 7001 and 7101 West 78th Street

Mr. Hill:

As set forth in City Code Section 21.501.01(c), I have administratively approved a Minor Revision to the Final Site and Building Plans to construct a seven stall surface parking lot located at 6925, 7001 and 7101 West 78th Street subject to the following conditions:

1. Prior to Permit A parking lot permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits (22.03(a)(2)).
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer. Compact parking must comply with Section 21.301.06(c)(2)(C)(iii) of the City Code.
4. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
5. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
6. Prior to Permit An erosion control surety must be provided (16.08(b)).
7. Prior to Permit Shore Area Permit must be obtained prior to any grading or development activity in the shore area of Nine Mile Creek (Sec. 19.87.04).
8. Prior to Permit Parking lot lighting plans must comply with the requirements of Section 21.301.07 of the City Code.
9. Ongoing The site improvements are limited to those as shown on the approved plans in Case File #PL201800241.
10. Ongoing All construction related loading, unloading, drop-off, pick-up, stockpiling, staging and parking must occur on site and off public streets.
11. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of the parking lot (Sec 19.64).
12. Ongoing Parking areas within 40 feet of the public street must comply with the screening requirements of the City Code (Sec. 19.52(d)(3)).

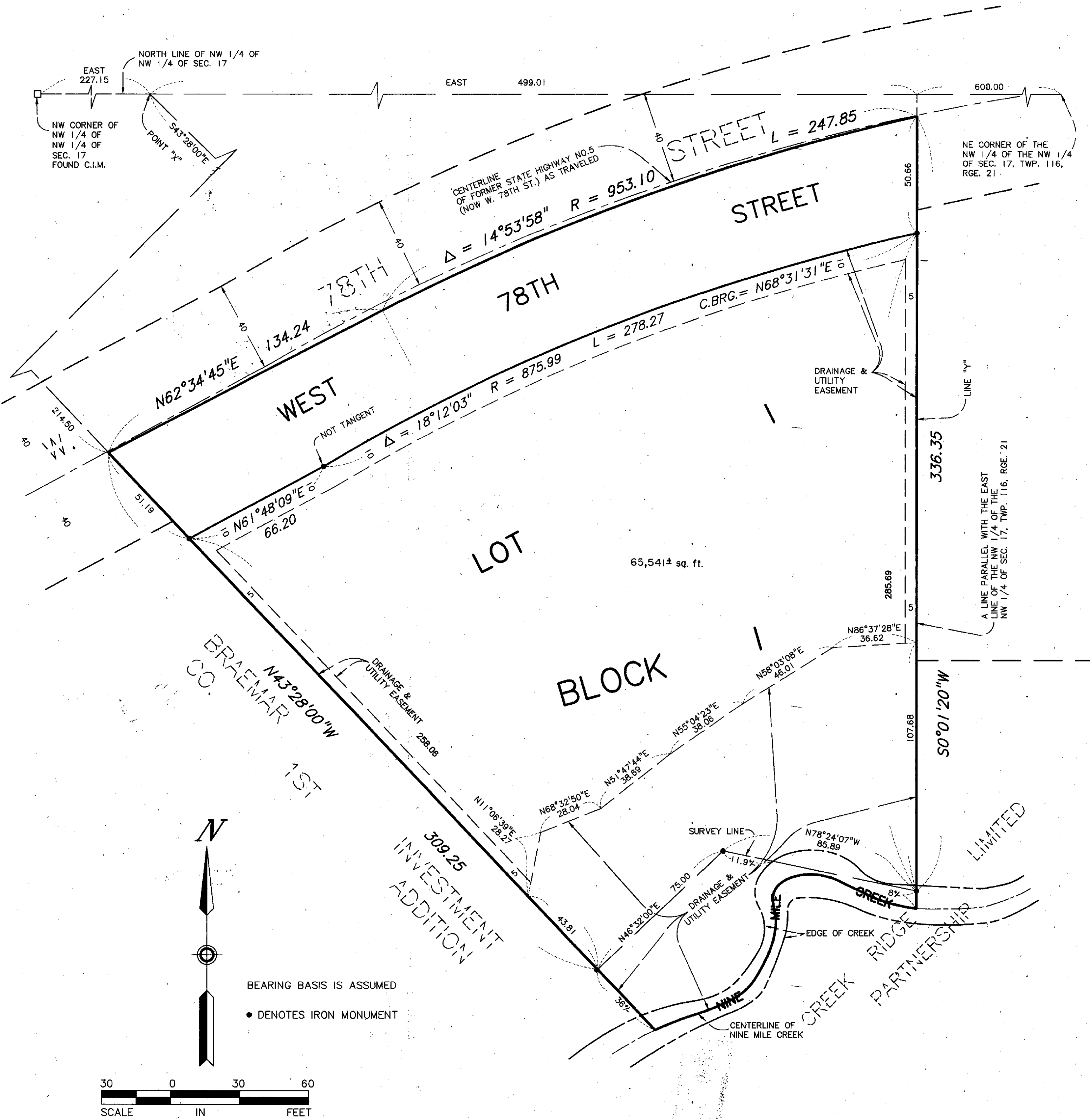
Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Sincerely,

A handwritten signature in cursive script that reads "Glen Markegard".

Glen Markegard, AICP
Planning Manager

MOUNT ONE ADDITION



KNOW ALL MEN BY THESE PRESENTS: That WEST SEVENTY-EIGHTH STREET, L.L.C., a Minnesota limited liability company, owner and proprietor, and AMERICANA BANK, a Minnesota Bank corporation, mortgagee, of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 116, Range 21, described as beginning at a point on the North line of said Northwest Quarter of the Northwest Quarter, said point hereinafter referred to as Point "X", distant 227.15 feet East from the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence on an assumed bearing of East along said North line to a point distant 600 feet West of the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence South 0 degrees, 01 minutes, 20 seconds West parallel with the East line of said Northwest Quarter of the Northwest Quarter, said parallel line hereinafter referred to as Line "Y", to the centerline of Nine Mile Creek; thence West along said centerline to the intersection with a line bearing South 43 degrees 28 minutes 00 seconds East from the point of beginning and said Point "X"; thence North 43 degrees 28 minutes 00 seconds West to the point of beginning and said Point "X"; which lies Southeasterly of the following described line:

Commencing at said Point "X"; thence South 43 degrees 28 minutes 00 seconds East a distance of 214.50 feet to the beginning of the line to be described; thence North 62 degrees 34 minutes 45 seconds East a distance of 134.24 feet; thence Northeasterly 247.85 feet along a tangential curve, concave to the Southeast, having a radius of 953.10 feet and a central angle of 14 degrees 53 minutes 58 seconds to said Line "Y" and there said described line terminating.

Have caused the same to be surveyed and platted as MOUNT ONE ADDITION and do hereby donate and dedicate to the public for public use forever, the street and the drainage and utility easements as shown on said plat.

In witness whereof said WEST SEVENTY-EIGHTH STREET, L.L.C., a Minnesota limited liability company, has caused these presents to be signed by its proper officers this 24 day of September, 1997.

In witness whereof said AMERICANA BANK, a Minnesota Bank corporation, has caused these presents to be signed by its proper officer this 24 day of September, 1997.

WEST SEVENTY-EIGHTH STREET, L.L.C.
SIGNED: Robert J. Solfelt its President and Stephen A. Nichols its Chief Manager

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 24 day of September, 1997 by Robert J. Solfelt its President and Stephen A. Nichols its Chief Manager of said WEST SEVENTY-EIGHTH STREET, L.L.C., a Minnesota limited liability company, on behalf of said company.

AMERICANA BANK
SIGNED: Thomas C. Johnson its Vice President

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 24 day of September, 1997 by Thomas C. Johnson its Vice President of said AMERICANA BANK, a Minnesota Bank corporation, on behalf of said corporation.

Stephen A. Nichols
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2000

I hereby certify that I have surveyed and platted the property described on this plat as MOUNT ONE ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat; and that the outside boundary lines are correctly designated on said plat.

Edward H. Sunde
Edward H. Sunde, Land Surveyor
Minnesota License No. 8612

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 24 day of September, 1997 by Edward H. Sunde, Land Surveyor.

Maria J. Way
Notary Public, Dakota County, Minnesota
My Commission Expires January 31, 2000

BLOOMINGTON, MINNESOTA
This plat of MOUNT ONE ADDITION was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof, held this _____ day of _____, 199____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA
BY: Carol L. Dobrin Mayor BY: NE Benhard Manager
TAXPAYER SERVICES DIVISION, Hennepin County, Minnesota

I hereby certify that the taxes payable in 199____ and prior years have been paid for the land described on this plat. Dated this _____ day of _____, 199____.

Patrick H. O'Connor, Hennepin County Auditor BY: _____ Deputy

SURVEY SECTION, Hennepin County, Minnesota

Pursuant to MINNESOTA STATUTES, Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 199____.

Gary F. Caswell, Hennepin County Surveyor

BY: _____
COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of MOUNT ONE ADDITION was filed for record in this office this _____ day of _____, 199____ at _____ o'clock _____M.

R. Dan Carlson, County Recorder BY: _____ Deputy