

Sherard, Kareem

From: Steve@Headwerks <steve@headwerks.com>
Sent: Thursday, September 11, 2025 11:43 AM
To: Sherard, Kareem
Cc: Centinario, Michael
Subject: RE: Lot Line Adjustment - 403 E 78th St
Attachments: Development Application (Updated 2024).pdf; Alta Land Title Survey Pickle O, LLC.pdf

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Kareem, I've attached the application for a lot line adjustment and a recent Land Title Survey done by Harry S. Johnson Land Surveyors.

HSJ has been contracted to do the replatting – Tom 952-884-5341

When looking at the survey, you will note a 10' wide land strip from my northern border to the frontage road... I have no idea why it was ever created.

My neighbor to the north (Craig Plekkenpol/Plekkenpol Builders 401 78th Street East) and I have agreed to the lot line adjustment – to extend the west/east line that borders our properties.

In addition to that, we will be vacating the 20' common driveway easement (#14 on the land title survey) north of the proposed lot line adjustment.

The easement will serve little or no use to me after MNDOT removes the Nicollet Ave bridge over 494, eliminating a freeway access short cut.

The 10' land strip serves NO purpose to me (lot 2), as I carry the liability, maintenance, and property tax burden.

I was told that there is a new platting process, and everything is done administratively now – is that correct? Just curious.

Your help with this matter is appreciated,
Steve Schoeben
612-759-4992

From: Sherard, Kareem [mailto:ksherard@BloomingtonMN.gov]
Sent: Tuesday, September 09, 2025 4:19 PM
To: steve@headwerks.com
Cc: Centinario, Michael
Subject: Lot Line Adjustment - 403 E 78th St

Hi Steve,

For the lot line adjustment at 403 E. 78th St., a development application will need to be completed.

- Please see the attached application. Under “Type of Application,” indicate *Other – Lot Line Adjustment*.
- Include written documentation explaining the proposed lot line adjustment.

- Sign up for an account in our permit portal: <https://permits.bloomingtonmn.gov/prodportal>.

Once the above is completed, please forward the application and written documentation to me, and I will set up the application in our permit portal.

The lot line adjustment fee is \$200, which will be payable online.

Thanks,



Kareem Sherard, Assoc. AIA, LEED Green Associate

Planning Technician

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